

CITY OF SAN BRUNO



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STAFF

Aaron Akin, AICP, *Interim Community Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION AGENDA

Tuesday, December 19, 2006
San Bruno Senior Center
1555 Crystal Springs Road
7:00 p.m.

Roll Call

Pledge of Allegiance

A.	Approval of Minutes	November 21, 2006	
B.	Communications		
C.	Public Comment		↓ Actions
D.	Announcement of Conflict of Interest		
E.	Public Hearings		
1.	914 6th Avenue (UP-06-027) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 68% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Lourdes and Brijido Vega (Owner/Applicant) UP-06-27	
2.	304 Kains Avenue (UP-06-036) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-2 (Low Density Residential)	Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 94% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Jack Chu (Applicant); Ronald Miller (Owner) UP-06-036	
3.	2265 Crestmoor Drive (UP-06-035)	Request for a Use Permit to allow a large family day care operation in a single-	

	<p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	family residential zone per Section 12.84.200 & 12.96.060.C.6 of the San Bruno Zoning Ordinance. Lucia Madlambayan (Applicant/Owner). UP-06-035	
4.	<p>401 San Mateo Avenue (UP-06-22)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> C (Commercial District)</p>	<p>Request for a Use Permit to operate an auto repair service in conjunction with the operation of an existing service station per Section 12.96.110.C.10 of the San Bruno Zoning Ordinance. Stephen Ng (Owner/ Applicant). UP-06-022</p> <p>*Staff is recommending continuance to the January 16, 2007 hearing*</p>	
F.	Discussion		
1.	City Staff Discussion		
2.	Planning Commission Discussion		
G.	Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

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PLANNING

COMMISSIONERS

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Commissioners:
Mary Lou Johnson
Bob Marshall Jr.
Perry Petersen
Kevin Chase
Joe Sammut

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION MINUTES

NOVEMBER 21, 2006

San Bruno Senior Center
1555 Crystal Springs Blvd.
7:00 P.M. to 10:00 P.M.

CALL TO ORDER at 7:02 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Mishra	X	
Vice Chair Biasotti	X	
Commissioner Chase	X	
Commissioner Johnson	X	
Commissioner Marshall		X
Commissioner Petersen		X
Commissioner Sammut	X	

STAFF PRESENT:

Planning Division:	Community Development Director: Tambri Heyden Planning Manager: Aaron Akin Assistant Planner: Tony Rozzi Community Dev. Recording Secretary: Cathy Hidalgo
City Clerk's Office	City Clerk: Carol Bonner

Pledge of Allegiance: City Clerk, Carol Bonner

A. Approval of Minutes – September 19, 2006

Discussion:

Planning Manager Akin: Reviewed tape of minutes and the recorded minutes do reflect the contents of the audio and video meeting. The motion made at the September 19, 2006 Planning Commission meeting in regards to the 2nd access road is properly reflected.

Motion to Approve Minutes of September 19, 2006 Planning Commission meeting

Johnson/Biasotti

VOTE: 5-0
AYES: All Commissioners Present
NOES: None
ABSTAIN: None

Approval of Minutes – October 17, 2006

Motion to Approve Minutes of October 17, 2006 Planning Commission meeting

Biasotti/Sammuto

VOTE: 6-0
AYES: All Commissioners Present
NOES: None
ABSTAIN: None

B. Communication

E-Packets are available on line at www.sanbruno.ca.gov

Swearing in of Commissioners by City Clerk Carol Bonner: Kevin Chase and Rick Biasotti sworn in as commissioners of the Planning Committee of City of San Bruno.

C. Public Comment

None at this time.

D. Announcement of Conflict of Interest

Commissioners Johnson and Sammut, recuse for Item E1

E. Public Hearings

1. 240 Santa Inez Avenue

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 120% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. John Surdilla (Applicant), Eddie and Diane Colon (Owners). UP-06-014

Commissioners Sammut and Johnson, conflict of interest, recused from meeting.

Assistant Planner Rozzi entered staff report. Condition 14 staff recommends to be planted in the rear in order to maintain the privacy.

Staff recommends that the Planning Commission approve Use Permit 06-014 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18).

Chair Mishra asked Commission if there were any questions for staff.

None

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Applicant introduced, John Surdilla, Designer for project. Owners are in desperate need to expand. Believes project enhances neighborhood. Colors and details are consistent with

the Spanish Revival Architecture. Privacy issues with neighbors and they are in agreement with Staff's recommendation of planting a tree in the south west corner of the lot.

Commissioner Biasotti: One neighbor requested that the Avocado tree be saved. Is that going to stay?

Applicant: No, it is going to be removed, but will replace with a tree in the southwest corner of the lot.

Public Comment opened.

Public Comment closed.

Chair Mishra opened up to Commission for discussion.

Motion to approve Use Permit 06-014 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18), modifying condition 14 to state that the planting of the tree must be in the southwest corner of the property.

Commissioner Sammut/Biasotti

VOTE:	3-0
AYES:	All Commissioners Present
NOES:	None
ABSTAIN:	None

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the new addition will require the applicant to obtain a building permit that complies with the Uniform Building Code and, required set backs are met.
2. The proposed development will not be injurious to the neighborhood or to the City as a whole as it generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed development meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property or other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains side setbacks as required by the zoning ordinance.
5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been designed with appropriate articulation and similar finish materials.

6. The proposed expansion has an detached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-014 shall not be valid for any purpose. Use Permit 06-014 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on November 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

8. Install a sanitary sewer lateral clean out at property line per City standards details SS-01.
9. No fence, retaining wall, or other permanent structure to be placed within 2'-0" from back of sidewalk. S.B.M.C. 8.08.010
10. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
11. Replace all broken or raised concrete in sidewalk or driveway approach as marked. S.B.M.C. 8.12.010. Marking shall take place under Building Review.
12. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020

13. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1.
14. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060. Tree location shall be located in the rear southwest area of the home and approved prior to installation by Planning Division staff.

Fire Department – (650) 616-7096

15. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
16. Provide spark arrestor for chimney.
17. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
18. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Mishra advised of a 10-day appeal period.

2. 49 Scott Street

Request for a a Minor Modification, Use Permit and Parking Exception to allow the construction of an addition which increases the gross floor area by 96%, proposes to extend a 4' side yard setback along the right side property line and proposes a tandem garage per Sections 12.120.010.B, 12.200.030.B.1 and 12.200.080.C of the San Bruno Zoning Ordinance. Sullivan Santos, SSS Designs (Applicant), Himendar Chand (Owner). MM-06-009, UP-06-028

Assistant Planner Rozzi entered staff report.

Staff recommends that the Planning Commission approve the Minor Modification 06-009 based on Findings of Fact 1-2 and Use Permit 06-28 based on Findings of Fact 1-6 subject to the Conditions of Approval 1-7.

Chair Mishra asked Commission if there were any questions for staff.

None

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Applicant introduced, Sullivan Santos, Applicant and Designer. Owner is present.

Chair Mishra: Requested Color Sample.

Applicant: Responded that it was submitted and in packet.

Planner Rozzi: Presented.

Commissioner Johnson: Commented to applicant that liked plans with existing and proposed. Project was clean and simple to read. Asked applicant if they agree with conditions. Asked applicant to address colors.

Applicant: Responded, Earth tones, beige, windows with white trim. Generally the color blends with neighborhood.

Commissioner Chase: Missing the down spouts on plans.

Applicant: It is a condition of approval and it will be reflected in the construction plans for the building department.

Public Comment opened.

Public Comment closed.

Chair Mishra opened up to Commission for discussion.

Motion to approve Minor Modification 06-009 based on Findings of Fact 1-2 and Use Permit 06-28 based on Findings of Fact 1-6 subject to the Conditions of Approval 1-7.

Commissioner Johnson/Chase

VOTE:	5-0
AYES:	All Commissioners Present
NOES:	None
ABSTAIN:	None

FINDINGS OF FACT

Minor Modification Findings of Fact:

1. The general appearance of the proposed building or structure; or modification thereof is in keeping with the character of the neighborhood
2. The proposed building or structure; or modification thereof will not be detrimental to adjacent real property.

Use Permit 06-028 Findings of Fact:

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.
3. The proposed development will be consistent with the General Plan.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.

CONDITIONS OF APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the "Planning Commission Meeting Minutes" to the Department of Community Development within 30 days of approval. Until such time as the Summary is filed, the Minor Modification Permit (MM-06-009) and Use Permit (UP 06-28) shall not be valid for any

- purpose. The Minor Modification and Use Permit shall expire one (1) year from the date of approval unless a building permit has been secured prior to the expiration date.
2. The proposal to build an addition at 49 Scott Street shall be built according to the plans on file in the Planning Department and approved by the Planning Commission on November 21, 2006, except as required to be modified by these conditions of approval. Any modification to the approved plans shall require prior review and approval by the Community Development Director.
 3. The applicant shall obtain a City building permit before construction can proceed.
 4. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
 5. This application is subject to all future conditions of the Public Works Department and Building Division at time of Building Division submittal.
 6. Provide minimum 4" illuminated address numbers.
 7. Provide hardwired smoke detectors with battery back up to all bedrooms and hallways/corridors.

Chair Mishra advised of a 10-day appeal period.

3. 1620 Claremont Avenue

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 62% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Mark Bucciarelli (Applicant), Philip and Helen Piserchio (Owner). UP-06-031

Assistant Planner Rozzi entered staff report.

Staff recommends that the Planning Commission approve Use Permit 06-031 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18).

Chair Mishra asked Commission if there were any questions for staff.

Commissioner Chase: On gross floor area, 2,451 sq. ft. on proposed and the floor ratio is 4.9, please clarify.

Assistant Planner Rozzi: Responded, the floor area ratio is an actual percentage of floor area on the property. Any addition of more than 700 sq ft requires this type of application.

Commissioner Sammut: Wanted to confirm the only reason here is it is exceeding the 50%, otherwise it meets all other requirements.

Assistant Planner Rozzi: Responded, correct.

Chair Mishra: Are both trees to remain on the existing demolition plan.

Assistant Planner Rozzi: Responded, will let applicant address.

Chair Mishra: Requested a change on report, he was not present at the ARC meeting.

Chair Mishra asked the applicant to address the Commission and introduce the project.

Applicant: Applicant introduced, Phil Piserchio, owner of property. The 4.9 is the lot coverage. Has lived there since 1991, wants to expand for his family. The addition will also allow for a recording studio.

Commissioner Johnson: Is the recording studio for hobby or business?

Applicant: Records music more for a hobby; does not do for business. Does not produce music or conducts business out of home.

Commissioner Sammut: Questioned applicant if they agree with Conditions.

Applicant: Responds yes. Regarding trees, is planning on removing both trees. Has to in order to meet the 5 feet setback requirement.

Chair Mishra: Is there a condition to add a tree?

Assistant Planner Rozzi: Yes, it is a condition.

Public Comment opened.

Public Comment closed.

Chair Mishra opened up to Commission for discussion.

Commissioner Sammut: Questions Condition number 17 – is that a typo. Traditionally we don't usually require hard wire smoke detectors in existing bedrooms.

Assistant Planner Rozzi: The fire department has been using consistently with new additions. Can clarify with them.

Commissioner Sammut: Requested clarification.

Motion to approve Use Permit 06-031 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-18), with staff confirming Condition 17.

Commissioner Sammut/Chase

VOTE:	5-0
AYES:	All Commissioners Present
NOES:	None
ABSTAIN:	None

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the new addition will require the applicant to obtain a building permit that complies with the Uniform Building Code and, required set backs are met.
2. The proposed development will not be injurious to the neighborhood or to the City as a whole as it generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed development meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property or other property in the neighborhood, will not

hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains side setbacks as required by the zoning ordinance.

5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been designed with appropriate articulation and similar finish materials.
6. The proposed expansion has an attached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-031 shall not be valid for any purpose. Use Permit 06-031 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on November 21, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

8. Install a sanitary sewer lateral clean out at property line per City standards details SS-01.
9. No fence, retaining wall, or other permanent structure to be placed within 5'-6" from back of sidewalk. S.B.M.C. 8.08.010
10. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
11. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020
12. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1. Fifty percent permitted to drain to landscape allowed.
13. Remove weeds and grass from sidewalk, curb and gutter. Prune other plantings in the right-of-way. S.B.M.C. 8.24.140/150/180.
14. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

Fire Department – (650) 616-7096

15. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
16. Provide spark arrestor for chimney.
17. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
18. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Chair Mishra advised of a 10-day appeal period.

4. 401 San Mateo Avenue

Request for Use Permit UP-06-22 to operate auto repair service in conjunction with an existing service station per Section 12.96.110 (C 10) of the San Bruno Zoning Ordinance. Stephen Ng (owner/applicant).

Community Development Director Heyden advised owner requested 30 days to investigate their options.

Staff recommends that the Planning Commission continue Use Permit 06-022

Chair Mishra asked Commission if there were any questions for staff.

Public Comment opened.

Public Comment closed.

Chair Mishra opened up to Commission for discussion.

Motion to continue Use Permit 06-022 until December 19, 2006 meeting.

Commissioner Chase/Biasotti

VOTE: 5-0
 AYES: All Commissioners Present
 NOES: None
 ABSTAIN: None

Chair Mishra advised of a 10-day appeal period.

5. Capital Improvement Program Budget

Community Development Director Heyden presented Staff Report. The CIP provides for funding of capital improvement projects designed to improve the life span of the city's infrastructure and facilities and enhance any infrastructures and city services.

Recommend adoption of Resolution.

Chair Mishra: Commented exceptional quality of work and clean document. A copy will be available at the Community Development Department for review.

Motion to adopt Resolution as written.

Commissioner Johnson/Sammut

VOTE: 5-0
 AYES: All Commissioners Present
 NOES: None
 ABSTAIN: None

F. Discussion

1. City Staff Discussion

- a. DeNovo Review: Presented by Heyden an explanation. Referencing the September meeting of the Summerhill Project and why it was brought up to City Council. In no way does it diminish the work and authority of the Planning Commission. Hearing scheduled for Nov. 28th.

- b. Select Dec 17, 06 Architectural Review Committee Members
 Biasotti, Mishra (backup), Sammut – will call for others if needed.

Planning Manager Akin: Announced that Tambri Heyden has announced her resignation from the City of San Bruno effective December 1, 2006.

Director Heyden: Thanks staff for their diligence in their reports and hard work.-Akin, Rozzi and Hidalgo. City will be moving forward on some effort with the Wells Fargo site. There is a lot of interest in doing something. Wishes the Planning Commissioners good luck.

Chair Mishra: Wishes Director Heyden well on her future endeavors.

2. Planning Commission Discussion

Chair Mishra: Requested update on the General Plan.

Planning Manager Akin: Responded that it has been stalled due to other projects and priorities of the City Departments, but moving forward, draft is done. Going to the department heads, then to Commissioners, and then it becomes a public document.

Commissioner Johnson: Acknowledge staff on packets and appreciates the details and recognizes the leadership.

Commissioner Chase: Echoes comments.

G. Adjournment

Meeting was adjourned at 7:53 pm

Aaron Akin

Secretary to the Planning Commission
City of San Bruno

Sujendra Mishra, Chair

Planning Commission
City of San Bruno

NEXT MEETING: December 19, 2006

TH/ch



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**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E1
December 19, 2006**

PROJECT LOCATION

1. Address: 914 Sixth Avenue
2. Assessor's Parcel No: 020-152-260
3. Zoning District: R-1 (Single Family Residential District)
4. General Plan Classification: Low Density Residential
5. Property is located in San Bruno Redevelopment Area

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans, and Elevations
C: Photos

REQUEST

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 68% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Lourdes and Brijido Vega (Owner/Applicant) **UP-06-27**

RECOMMENDATION

Staff recommends that the Planning Commission approve Use Permit 06-27 based on Findings of Fact 1-6 and subject to Conditions of Approval 1-15.

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

PUBLIC NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on December 8, 2006.
2. Advertisement published in the *San Mateo Daily Journal*, Saturday, December 9, 2006.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15303: New Construction or Conversion of Small Structures.

EXISTING CONDITIONS

The subject property is located along Sixth Avenue, north of Walnut Avenue and just south of Highway 380, in the Belle Air Park Subdivision. This is a rectangular-shaped lot with a total lot size of 4,481 square feet.

The existing residence is 1,284 square feet in size, including 2 bedrooms and 1 bathroom with an attached substandard two-car garage (existing interior dimension of 16' by 21'-6", standard two car garage requirement is 20' by 20' interior dimension). On May 5, 2006, a building permit was issued to allow a 73 square foot first floor addition and a 567 square foot second floor addition as the size of the addition did not require a use permit at that time as it results in less than 50% increase in floor area. The new second floor addition included two bedrooms, a bathroom and a second floor deck. During the framing stage of the project, an additional 232.25 square feet was added to the second floor. Staff evaluated this increase with the recently approved plans and determined that the overall addition resulted in greater than 50% increase to the floor area and therefore requires a use permit.

SURROUNDING LAND USES

North: Highway 380
 South: Walnut Street - R-1 Zone, single-family residences
 East: Seventh Ave - R-1 Zone, single-family residences
 West: Fifth Avenue - R-1 Zone, single-family residences

PROJECT DESCRIPTION

Although a portion of the second story addition was previously approved at a staff level, for consideration of this use permit, the entire addition will be analyzed. The Planning Commission may comment on any portion of the second floor addition. The proposed project includes a second story addition located above the footprint of the existing residence. Specifically, the second story addition is proposed to be 799.25 square feet and includes two bedrooms, a bathroom and a family room/study. A second deck is proposed at the rear. If approved and constructed, this would be a 4-bedroom, 2-bathroom home.

Site Conditions		Zoning Requirements	Existing Conditions	Proposed Conditions
Land Use		R-1, Single Family Res.	R-1, Single Family Res.	Same
Lot Area Min.		5,000	4,481	Same
Adjustment factor		1.0	1.04	Same
Adjusted Lot Area		5,000	4,660	Same
Lot Coverage *		Max. 1,782	1,248	1,357
Lot Coverage %		44%	28%	29%
Gross Floor Area *		Max. 2,227.5	1,284	2,156
Floor Area Ratio		0.55	0.28	0.46
Building Setbacks	Front	Min. 15'-0"	10'-5" to garage 16'-9" to home	same
	Rear	Min. 10'-0"	53'-7"	same
	North Side	Min. 5'-0"	5'-0"	same
	South Side	Min. 5'-0"	2'-10"	same
Building Height		Max. 28'	Single story	23'-3"
Covered Parking		1 covered space	2 covered space (substandard size)	2 covered space (substandard size)

Note: Lot coverage and floor area calculations are based on the adjusted lot area

Square Footage Breakdown:

	First Floor	Second Floor	Garage	Total
Existing	897	-	387	1,284
Proposed	73	799	-	872
Total	970	799	387	2,156

A new hip roof is proposed over the entire residence. At the second floor level, a small projection is designed at the front right side with a total of three windows at the second floor, front elevation. A new covered entry porch with double front doors is proposed at the first floor level. Along the second floor side elevations, one new window is proposed at the north elevation and two small windows are proposed at the south elevation. The second floor deck at the rear is proposed with a solid sidewall along the north elevation. The second floor is setback 7' from the south side property line and 5' from the north side property line.

As indicated above, this proposal requires approval of a Use Permit to allow the construction of an addition, which proposes to increase the floor area by more than 50%. Section 12.200.030.B.1 of the City's Zoning Code states that a Conditional Use Permit shall be required for "expansions to an existing single family residential structure, which proposes an increase in the gross floor area by more than fifty percent." The applicant is proposing an 872 square foot addition to a 1,284 square foot residence, a 68% expansion.

The applicant has designed the home to meet all residential addition guidelines except for the expansion of more than 50%. Architecturally, the applicant is proposing a two-story Mediterranean style home, with columns around the new entry porch, and stucco finish.

BACKGROUND

The Architectural Review Committee (ARC) reviewed the project at its November 16, 2006 meeting and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Submit Site Plan that shows entire addition shaded as new.
- Bring color and material samples to Planning Department prior to PC meeting.
- Show gutters and downspouts on elevation plans.

Commissioners Biasotti, Sammut and Chase were present for this item.

The architect has since revised the plans with all of the Architectural Review Committee comments incorporated in the plans.

ANALYSIS AND RECOMMENDATION

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

- 1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The proposed addition will also be constructed with sufficient distance from the property lines to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

- 2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.**

The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of a low-density residential neighborhood

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its conformance to all of the regulations as set forth in the zoning ordinance. The proposed addition will be an improvement to the existing structure and the upgrades to the property should have a beneficial impact on the surrounding area. Staff finds that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

- 3. The proposed development will be consistent with the general plan.**

The San Bruno General Plan designates the property as a low-density residential district and allows for two-family units on the property per the San Bruno Zoning Ordinance. The proposed second single family dwelling is thus consistent with the residential general plan designation.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that the architecture of the addition will match the style of the existing front home on the subject property and proposes similar finished materials.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The two-story traditional style home, with stucco finish, foam trim and composition shingle roofing is similar to other single family homes in the area and complements the multi-dwelling unit buildings located adjacent to the subject property.

- 4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.**

The proposed structure will not unreasonably restrict or interfere with light and air on the property and other properties in the neighborhood since the structure will maintain a larger distance from the property lines than the minimum rear and side setback requirements, as well as remaining below the

maximum height limit of 28'. The second story addition is setback 7'-0" from the right side property line, 5'-0" from the left side property line, 27'-11" from the front property line, a height of 23'-3". The roof design also incorporates hip roofs, which create less shadow on adjacent properties due to their sloped design.

5. *That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.*

The character of the new structure will be consistent with the scale and design of the other homes in the immediate neighborhood and is generally pleasing in its architectural design. The front elevation is articulated with varying wall planes, which breaks up the apparent mass of a two-story structure and better integrates the two-story structure with the surrounding single story residences.

The applicant proposes to finish the structure with stucco and composition shingle roof material, which are finished materials utilized on the surrounding homes.

The construction of the addition will benefit the City and the surrounding neighborhood through investment in the property. The proposed residence will be an improvement not only to the subject property, but also have a beneficial impact on adjacent property values as well.

6. *The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.*

The subject property contains an attached substandard two-car garage. Additional off-street parking is also provided in a driveway in front of the garage.

RECOMMENDATION

Based on the above analysis and Findings of Fact 1-6 below, Staff recommends approval of Use Permit 06-031 subject to conditions 1-15 below.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city.
3. The proposed development will be consistent with the general plan.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the zoning

ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-027 shall not be valid for any purpose. Use Permit 06-027 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on December 19, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.

Department of Public Works – (650) 616-7065

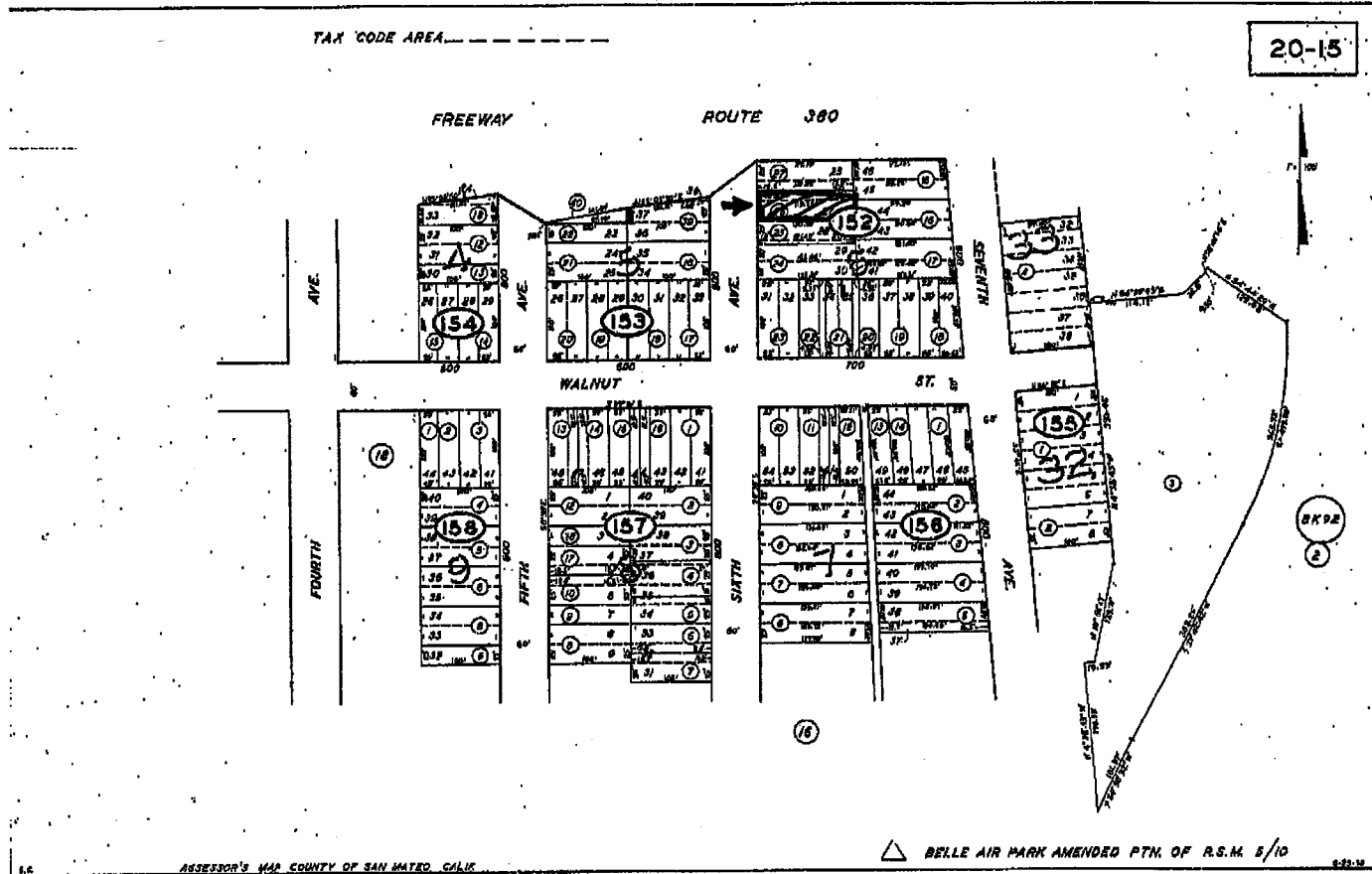
8. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010

9. Paint address number on face of curb near driveway approach. Black lettering on white background.
10. Replace all broken or raised concrete in sidewalk or driveway approach as marked. S.B.M.C. 8.12.010. Marking shall take place under Building Review (drive way approach)
11. Remove weeds and grass from sidewalk, curb and gutter. Prune other plantings in the right-of-way. S.B.M.C. 8.24.140/150/180.

Fire Department – (650) 616-7096

12. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
13. Provide spark arrestor for chimney.
14. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
15. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Submitted on December 11, 2006:
Lisa Costa Sanders
Contract Planner

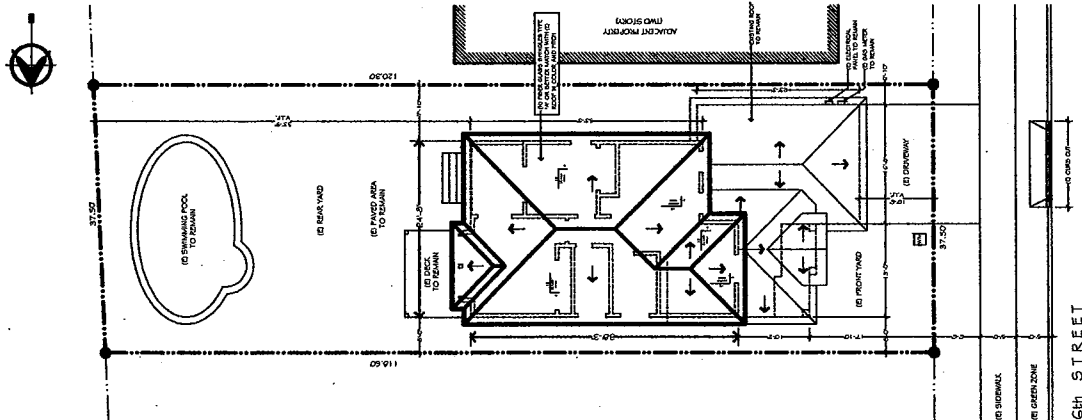


REMARKS: REMODELING RESIDENCE

OWNER:

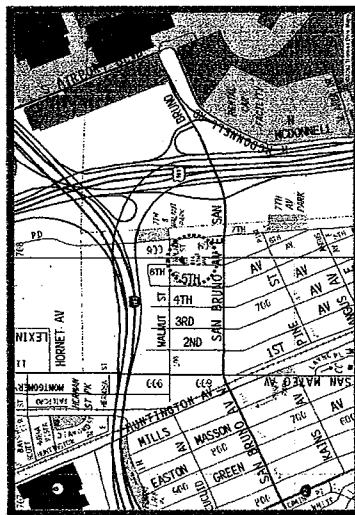
MR. & MRS VEGA
915 SIXTH AVENUE
SAN BRUNO, CA
ph: ()

SHEET NAME:
GENERAL NOTES
PROJECT DATA
LOCATION MAP
(N) SITE PLAN

[illegible]

(N) SITE PLAN
SCALE: 1/8" = 1'-0"

APN: 020-152-260	
SITE	914 6TH AVENUE, SANI BRINGO CALIFORNIA 94066
LOT SIZE	(CALCULATED) ± 4,479.50 SQ. FT.
ZONING	%-11
USE	SINGLE FAMILY RESIDENCE
(E) LOT COVERAGE	1,354.50 SQ. FT. (APPROX. 30%)
(F) FIRST FLOOR	867.00 SQ. FT.
(G) EXISTING GARAGE	397.00 SQ. FT.
(E) PORCH AREA	73.00 SQ. FT.
(N) SECOND FLOOR	767.50 SQ. FT.
(M) TOTAL BUILDING FLOOR AREA	2,124.50 SQ. FT.
TYPE OF CONSTRUCTION	VAN



NEIGHBORHOOD MAP
NOT TO SCALE

NOT TO SCALE

THIS PLANS HAVE BEEN PREPARED
IN ACCORDANCE WITH CODES BELOW

CNEC - 2005	CALIFORNIA ENERGY CODE
CBC - 2001	CALIFORNIA BLDG CODE
CEC - 2004	CALIFORNIA ELECTRIC CODE
CMC - 2000	CALIFORNIA MECHANICAL CODE
CFD - 2001	CALIFORNIA FIRE CODE
UPC - 2001	CALIFORNIA PLUMBING CODE

AND APPLICABLE BRISBANE CODES & AMENDMENTS ALL
WORK AND STRUCTURES SHALL CONFORM TO THE CITY
STANDARDS OF THE CITY OF BRISBANE.

GENERAL NOTES

[illegible]

All work considered with this paper shall be done in a professional manner in accordance with the traditionally set legal standards and accepted practices of the trade involved. Additionally, all work shall comply with applicable codes and laws. The authors assume no liability for any damages or injuries sustained by persons who have used the information contained herein, but are not limited to the 2001 Uniform Building Code and 2001 California Mechanical Code (CMC), 2001 California Fire Code (CFC), 2001 California Electric Code (CEC), 2001 California Energy Code, CEC 2001 California Energy Code, American Concrete Institute (ACI), and applicable Local Codes.

This contract and contractor shall be responsible for notifying Rodco's Designers Group of any unusual or unforeseen structural conditions, discrepancies, or changes from the plans before proceeding with the work. However, whenever they will be considered and approved by the Designers Group, the contractor shall be responsible for obtaining the necessary permits and approvals. The contractor shall be responsible for obtaining the necessary permits and approvals for the construction phases and for obtaining the necessary permits and approvals for the construction phases and for obtaining the necessary permits and approvals for the construction phases. It is the responsibility of the contractor and all subcontractors to check and verify all dimensions and discrepancies prior to commencing construction. The contractor shall be responsible for these documents, and contractor shall ensure full responsibility for the quality of construction is maintained and the project is completed in accordance with the contract documents. The contractor shall be responsible for the quality of construction is maintained and the project is completed in accordance with the contract documents. The contractor shall be responsible for the quality of construction is maintained and the project is completed in accordance with the contract documents.

Examination of sites. The contractor shall thoroughly examine the site and satisfy himself as the conditions under which the works are to be performed. The contractors shall verify of the site all grades, measurements and conditions affecting his work and shall be responsible for correctness of it.

GENERAL

- [illegible]

CONCRETE AND REBAR

- [illegible]

120-2047

CITY OF SAN BRUNO
COMMUNITY DEVELOPMENT DEPARTMENT

DEC 05 2006

BEVERLY

Site, Floor & Elevation Plans



DESIGN BY:
RICHARD M. CAMPOBUEVO

REMARKS:
REMODELING
RESIDENCE

OWNER:

MR. & MRS. VEGA

9115 SIXTH STREET
SAN ANTONIO, TX 78224
PH: ()

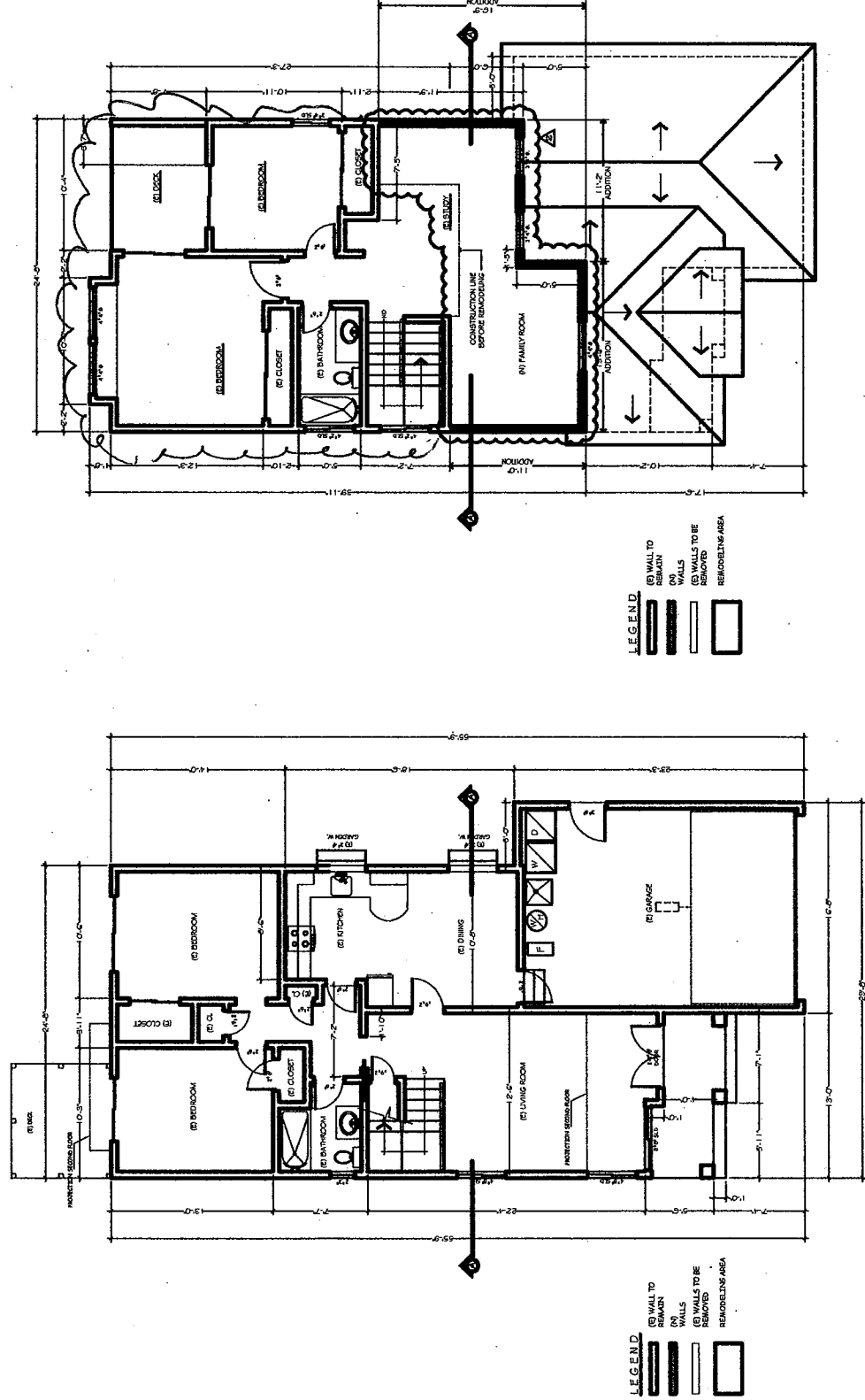
SHEET NAME:

(E) 1ST FLOOR PLAN
(N) 2ND FLOOR PLAN

REVISIONS	BY
03-23-02	OWNER

CAD DRAWN BY:
AB/JR
CHECKED BY: R.M.C

SHEET No. 1
OF SHEETS





ROMMOGO
DESIGNERS GROUP

2850 JUANDEPO SERRA BOULEVARD
DAILY CITY, CALIFORNIA 94555
PHONE: (925) 938-1000 FAX: (925) 938-1001
E-MAIL: ROMMOGO@GOLDFL.COM

DESIGN BY:
RICARDO M. CAMPONEUVO

REMARKS:

REMODELING
RESIDENCE

OWNER:

MR. & MRS. VEGA

9115 SIXTH STREET
SAN BRUNO, CA
PH: ()

SHEET NAME:

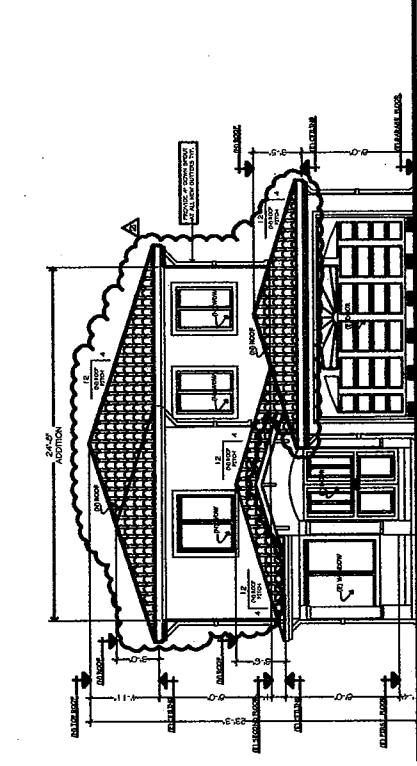
(N) ROOF PLAN
(N) ELEVATIONS

REVISIONS	BY
1	CONC

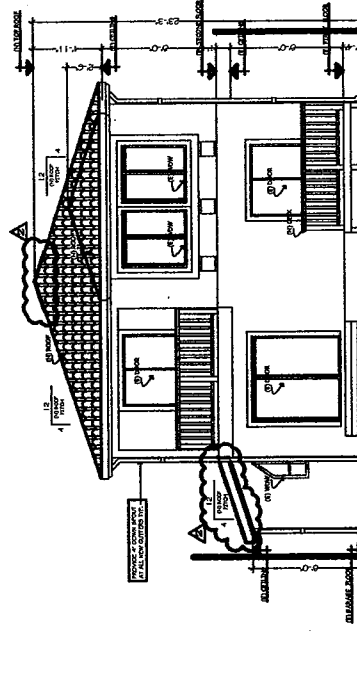
CAD DRAWN BY:
AD / JR
CHECKED BY: R.M.C
SHEET No:

2

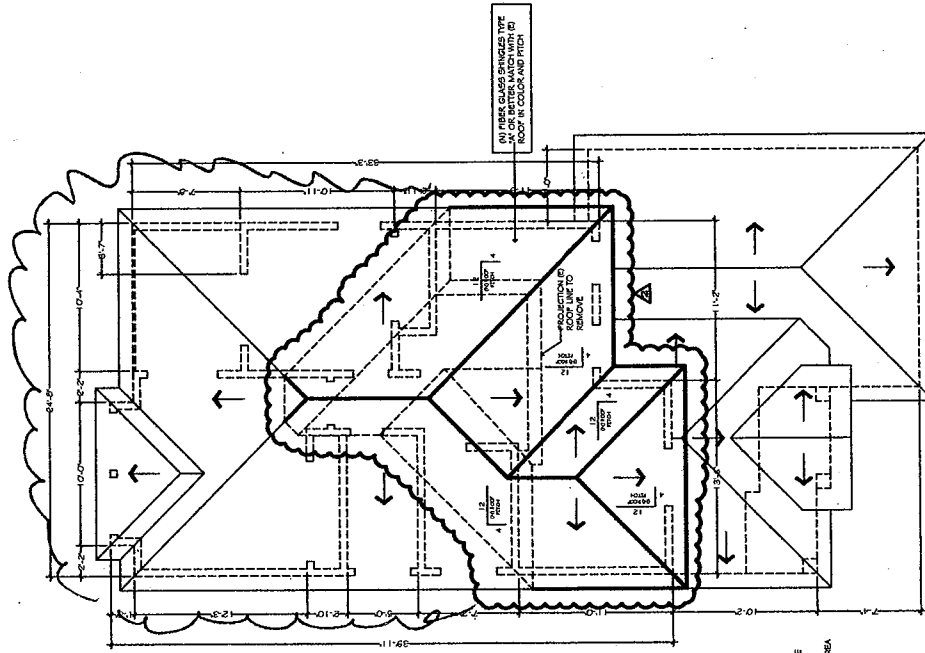
OF SHEETS



(N) FRONT ELEVATION
SCALE: 1/4" = 1'-0"



(E) REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEGEND

(S) WALL TO REMAIN	(S) WALLS TO BE REMOVED	REMODELING AREA
(N) WALLS TO REMAIN	(N) WALLS TO BE REMOVED	

(N) ROOF PLAN
SCALE: 1/4" = 1'-0"



ROMOCO
DESIGNERS GROUP
3800 SANTEE BOULEVARD
DAILY CITY, CALIFORNIA 94025
PHONE (415) 435-4100
FAX (415) 435-4100
EMAIL: ROMOCO@GMAIL.COM

DESIGN BY:
RICARDO M. CAMPOSUEVO

REMARKS:
REMODELING
RESIDENCE

OWNER:

MR. & MRS. VEGA

9115 SIXTH STREET
SAN BRUNO, CA
PH ()

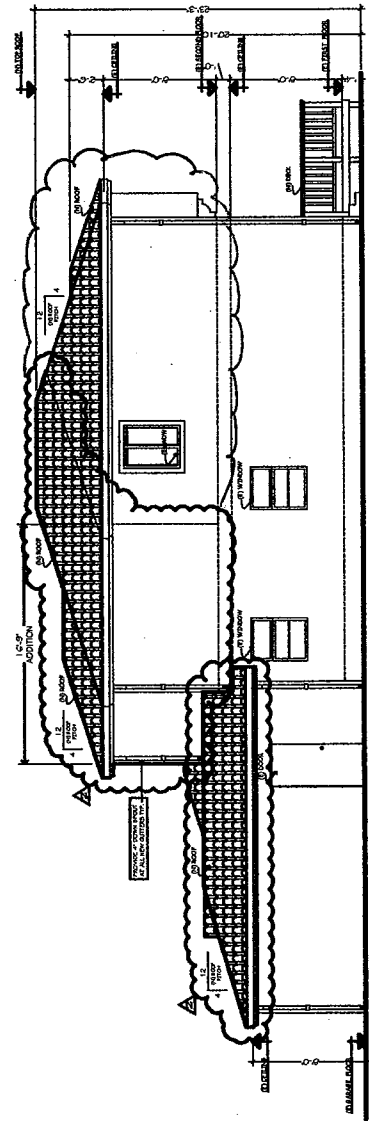
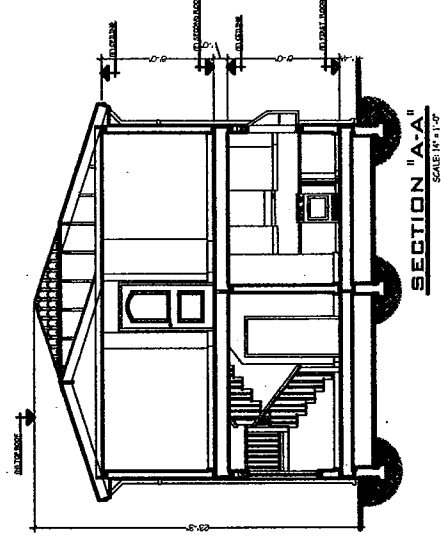
SHEET NAME:

(N) ELEVATIONS

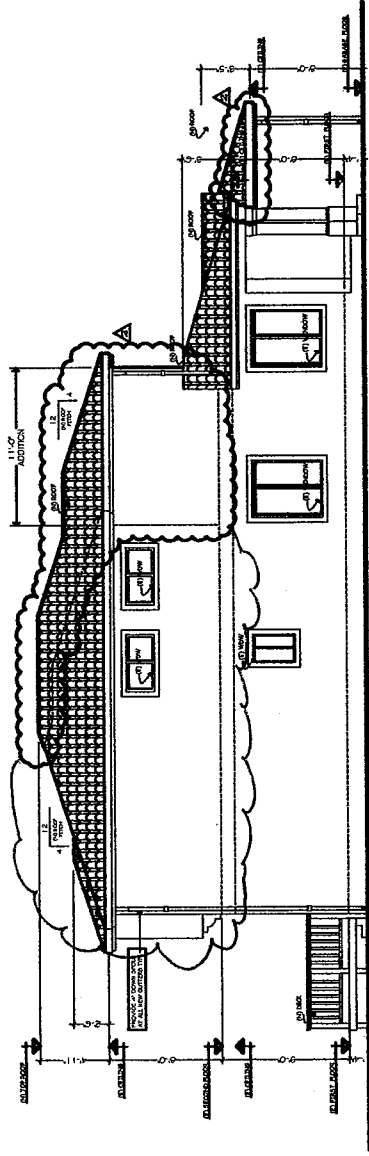
REVISIONS	BY
1	CMC
2	
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10	

CAD DRAWN BY:
AB / JR
CHECKED BY: RMC
SHEET No:
3

OF SHEETS



(N) RIGHT ELEVATION
SCALE 1/4"=1'-0"



(N) LEFT ELEVATION
SCALE 1/4"=1'-0"

LEGEND

(S) WALL TO BE ADDED
(N) WALLS
(R) WALLS TO BE REMOVED
REMODELING AREA



ROMOCO
DESIGNERS GROUP
2380 JUANITO AVE. BOULEVARD
DAILY CITY, CALIFORNIA 94535
PHONE: (925) 461-1111
FAX: (925) 461-1112
WWW.ROMOCO.COM

DESIGN BY:
RICHARD M. CAMPOJUEVO

REMARKS:
REMODELING
RESIDENCE

OWNER:

MR. & MRS. VEGA

915 SIXTH STREET
SAN BRUNO, CA
PH: ()

SHEET NAME:

(N) 2ND FLOOR FRAMING
& (N) ROOF FRAMING

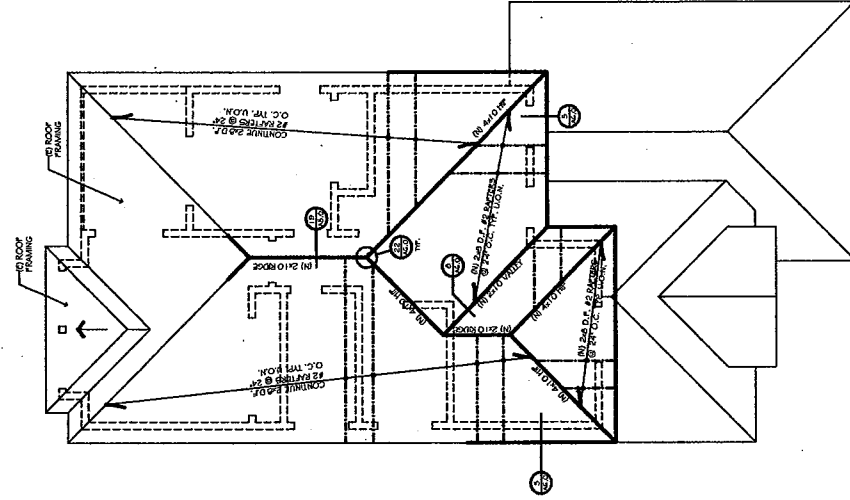
REVISIONS	BY	DATE
1	OWNER	08-23-08

CAD DRAWN BY:
AB / JR
CHECKED BY: R.M.C.

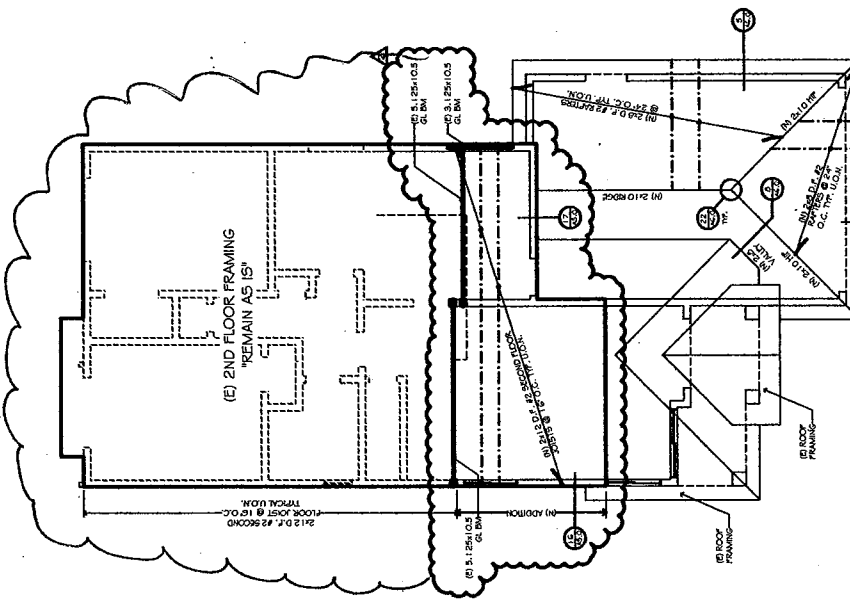
SHEET No:

4

OF SHEETS

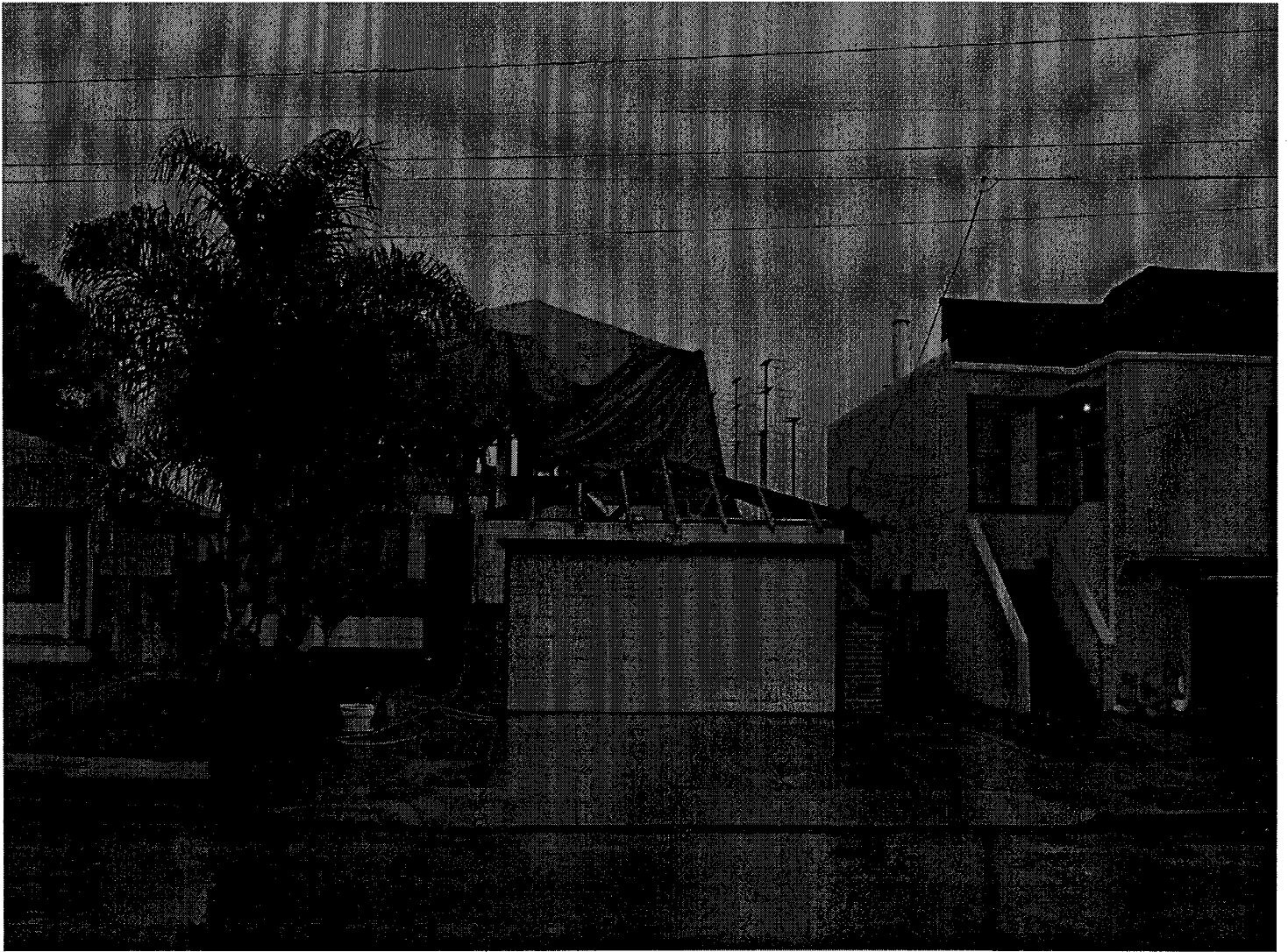


(N) 2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"



(N) 2ND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

EXHIBIT – C





567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Aaron Akin, AICP, *Interim Comm. Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E2
December 19, 2006**

PROJECT LOCATION

1. Address: 304 Kains Avenue
2. Assessor's Parcel No: 020-123-140
3. Zoning District: R-2 (Low Density Residential District)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A: Site Location
B: Site Plan, Floor Plans, and Elevations

REQUEST

Request for a Use Permit to allow the construction of an addition which increases the gross floor area by 94% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Jack Chu (Applicant); Ronald Miller (Owner) **UP-06-036**

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Use Permit 06-036 based on the Findings of Fact (1-6), subject to Conditions of Approval (1-20).

REVIEWING AGENCIES

Community Development Department
Public Works Department
Fire Department

LEGAL NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on December 8, 2006.
2. Advertisement published in the *San Mateo Daily Journal*, Saturday, December 9, 2006.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15303: New Construction or Conversion of Small Structures.



EXISTING CONDITIONS

The subject property is located on the east end of Kains Avenue, at the corner of Masson Avenue and between Mills and Easton Avenue. This is a rectangular-shaped lot with a total size of 5,000 square feet. The lot is 50'-0" wide and 100'-0" deep. The property is currently developed with a ranch style, two bedroom and one bathroom, 1,070 square foot one-story residence with a detached one-car garage. The garage is accessed from an entrance on Masson Avenue.

This home was built in 1925 and is located in the San Bruno Park 1st Addition subdivision, which is made up of

single family and multi family dwelling units. Adjacent to the subject property is a medium density apartment complex and across the street there is a single family dwelling and duplex.

SURROUNDING LAND USES

North: San Bruno Avenue – C-1 Zone, General Commercial

South: Angus Avenue - R-2 Zone, low density residential

East: Masson Avenue - R-2 Zone, low density residential

West: Easton Avenue - R-2 Zone, low density residential

PROJECT DESCRIPTION

The proposed project is for an expanded home, which currently stands as a one story, single family structure. The project would add 128 s.f. to the first floor, expanding the kitchen, and then add a new second story. The second story would add a half bath, laundry facilities, den and master suite.

As part of this proposal, an existing, detached one car garage would be removed and replaced with a two car, detached garage.

If approved and constructed, this would be a 2 bedroom and 2.5 bathroom home. Project details are shown in the following table:

SITE CONDITIONS		ZONING REQUIREMENTS	EXISTING CONDITIONS	PROPOSED CONDITIONS
Land Use		R-2	R-2	Same
Lot Area		6,000 s.f. *	5,000 s.f.	Same
Lot Coverage		2,750 s.f. (55%)	1,367 s.f. (27%)*	1,700 s.f. (34%)*
Gross Floor Area		2,750 s.f.	1,299 s.f.	2,518 s.f.
Floor Area Ratio		.55	.26	.50
Building Setbacks	Front	15'-0"	17'-0"	Same
	Rear	10'-0"	29'-0"	Same *
	R Side	10'-0" (street side)	20'-10"	12'-10"
	L Side	5'-0" (interior side)	3'-6"	same
Building Height		28'-0"	-	26'-5"
Covered Parking		2 spaces	1 space	2 spaces

(*) Notes:

- Minimum Lot size for a corner lot is 6,000 s.f. The zoning requirements are calculated based on the actual lot size of 5,000 s.f.
- Lot coverage includes covered front porch area of 68'-0" s.f.
- New Lot coverage includes proposed two car garage and new kitchen expansion on right side
- Increase of greater than 50% (Actual increase is 94%)
- Detached garage setback 1'-0" from rear property line and 2'-0" from side property line

Square Footage Breakdown:

	Ground floor	Second Floor	Garage	Total
Existing	1,070	-	229	1,299
Proposed	128	886	434	1,448
Total	1,198	886	434	2,518

- Proposed 2,084 s.f. home

ADDITIONAL INFORMATION

- **Accessory Structures:** An existing detached one-car garage will be demolished and replaced with a two-car garage as part of this proposal.
- **Code Enforcement:** There are no pending code enforcement cases on file on this property.
- **Easements:** Subdivision maps on file in the Public Works Department indicate that there are no easements on this property.

- **Heritage Trees:** There are no heritage trees on-site that will be affected by this proposal.

BACKGROUND

The Architectural Review Committee (ARC) reviewed the project at its November 16, 2006 meeting and forwarded the project to the Planning Commission with a favorable recommendation and the following comments:

- Indicate proposed window on expanded kitchen's rear elevation.
- Label existing uses of first floor on existing floor plan
- Bring color and material samples to Planning Department prior to PC meeting.
- Show gutters and downspouts on elevation plans.

Commissioners Sammut and Chase were present for this item.

The architect has not revised the plans to reflect the new proposed window on the kitchen expansion or indicated existing floor uses. Staff has been unable to get the applicant to return a call regarding this oversight and has included staff approval of the new window as a condition of approval. All other suggested revisions, including a color and material samples board and the indication of gutters/downspouts have been incorporated into the plans.

PROJECT ANALYSIS:

The applicant is proposing an addition of 1,014 square feet to the home and a new 434 s.f. two-car garage to the existing home. The project would increase the existing gross floor area by 94%. Any project which proposes a greater than 50% expansion in gross floor area requires a use permit.

*Pursuant to the City's Zoning Code, the Commission shall grant the Use Permit if it makes the following findings (required findings are in **bold** followed by staff's analysis of the merits of the project and how the findings can be made):*

1. **The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.**

With the condition that the applicant obtain a building permit prior to construction, the addition will be constructed according to the Uniform Building Code (UBC) and therefore will not be detrimental to the health, safety and general welfare of the persons residing in the neighborhood. The addition on the second floor would be set back 5'-0" from the left property line and 20'-10" to the right property line, complying with the side yard setback requirements to provide for fire safety construction and egress requirements. Therefore, the development will not be detrimental to the health and safety of the persons residing in the neighborhood.

2. **The proposed development will not be injurious or detrimental to property and improvements in the neighborhood or to the general welfare of the city.**

The applicant is proposing a two-story addition to a single story home at a visible corner location. The expansion would utilize building materials comparable to those structures found in the immediate area,

namely stucco finish and composition shingle roofing. The neighborhood is comprised of single family and multi-family dwellings, with building heights varying significantly adjacent to the subject property. The proposed addition generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with the permitted uses of low-density residential district neighborhoods. The addition of a second story will improve the property since the existing home is in disrepair and will be fully remodeled on the exterior. On-street parking in the neighborhood area should not be negatively impacted since an existing one-car garage will be replaced with a new two car garage and two car driveway.

The proposed addition will benefit the City and the surrounding neighborhood through investment in the property and by its general conformance to a majority of regulations as set forth in the Zoning Ordinance. Therefore, staff determines that the addition will not be detrimental to improvements in the neighborhood or to the general welfare of the city.

3. The proposed development will be consistent with the general plan.

The San Bruno General Plan designates the property as a low-density residential district.. The proposed single family dwelling is thus consistent with the residential general plan designation.

Goal 3 of the City's 1984 General Plan states "encourage public and private development which is aesthetically sensitive to the surrounding environment and is of the highest quality design and construction." Staff finds that the architecture of the addition will balance the style of the existing homes in the nearby area and the project will use similar finish materials.

General Plan Residential Policy 1 states "protect the residential character of existing residential neighborhoods." The two-story craftsman style home, with stucco finish, articulation, a front facing deck and composition shingle roofing, is complementary to other single family and multi family homes in the area.

4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.

The proposed structure will not unreasonably restrict or interfere with light and air on the adjacent properties since all side yard setbacks will be met as part of this proposal. Concerning height, the rear home would be below the 28'-0" maximum, proposing a 26'-5" height. Surrounding the subject property on one side is a multi-unit apartment complex which exceeds the height limit as it was constructed prior to current zoning standards. The subject property is a corner lot and the side setback to the second story would be 20'-10". Staff finds that this setback should prevent the second story from either restricting or interfering with the light and air of adjacent properties. The roof design uses a hipped 6/12 slope and has no significant overhangs that would cause any undue or excessive shadowing of nearby properties.

The proposed structure is similar in scale with the existing single and two-story homes located in the surrounding area and across from the property. This proposal is consistent with the types of home designs that staff found in the area during site inspection and therefore, should not discourage or impair

further development or investment in the neighborhood.

- 5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.**

The new structure will be consistent with the scale of other single family homes located in the immediate area and is a very well designed home. All elevations utilize bump outs, hip roofs and set the second story back with other architectural features, reducing the overall mass of the proposal.

The applicant proposes to finish the structure with stucco and asphalt shingle roof material, which are finish materials found on the surrounding homes. Matching windows are proposed throughout.

The detached garage has been modeled after the home's proposed addition and would use a similar hip roof and finish materials. A two car garage door and accent lighting are also proposed.

The expanded residence would be an improvement not only to the subject property, but also to the modest and well-maintained neighborhood, which is comprised of contemporary, ranch and craftsman style single family homes and traditional multi unit apartments. On-street parking in the area should not be negatively impacted, which would otherwise diminish the desirability of the adjacent properties and overall neighborhood since the applicant has met the parking requirements, as listed in Finding 6.

- 6. The proposed expansion complies with applicable off-street parking standards of the zoning ordinance.**

The project proposes a two car garage for the expanded home, accessed from the side off of Masson Avenue. A two- car wide driveway will also allow for additional off street parking area. Therefore, all off-street parking standards will be met with this proposal.

PUBLIC COMMENTS

None were submitted prior to the Public Hearing.

RECOMMENDATION

Based on the above analysis and Findings of Fact 1-6 below, Staff recommends approval of Use Permit 06-036 subject to conditions 1-20 below.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use as the new addition will require the applicant to obtain a building permit that complies with the Uniform Building Code and, required set backs are met.

2. The proposed development will not be injurious to the neighborhood or to the City as a whole as it generally complements the current neighborhood design, both in scale and with its architectural features and is consistent with other homes found in the neighborhood.
3. The proposed development will be consistent with the general plan, since the proposed development meets the general plan designation of low-density residential for the subject property. Any establishment of a second dwelling unit on the property would require Planning Division review and approval.
4. The proposed development, as set forth on the plans, will not unreasonably restrict or interfere with light and air on the property or other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood, since the structure maintains side setbacks as required by the zoning ordinance.
5. The general appearance of the proposed architectural design will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood since this addition has been designed with appropriate articulation and similar finish materials.
6. The proposed expansion has a detached two-car garage which complies with applicable off-street parking standards of the zoning ordinance.

CONDITIONS FOR APPROVAL

Community Development Department – (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-036 shall not be valid for any purpose. Use Permit 06-036 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the conditions of approval shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on December 19, 2006, labeled Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. The rental of a room does not qualify as a secondary dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Planning Division staff shall review and approve a new kitchen window for the rear elevation prior to the issuance of any Building Division permit.

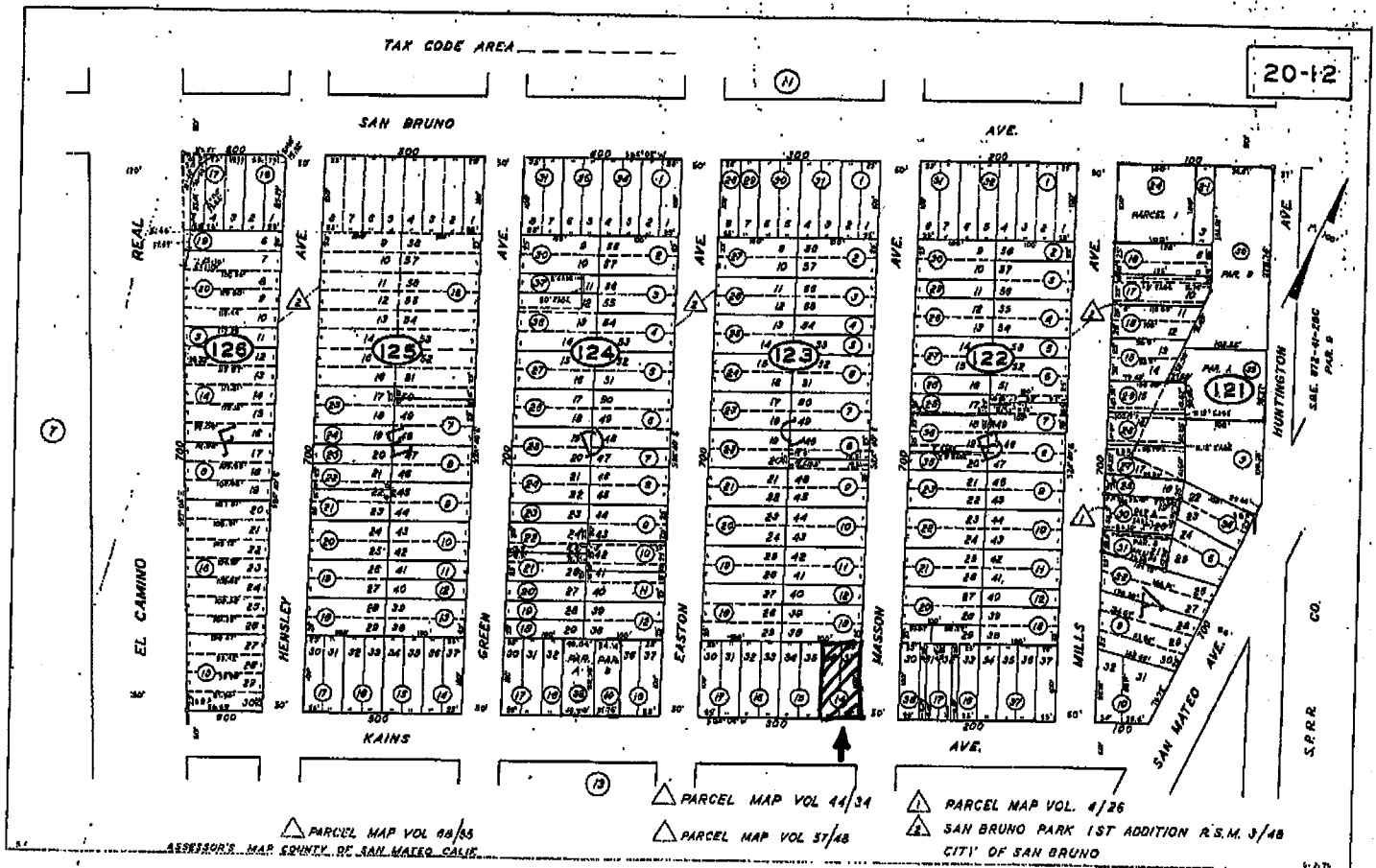
Department of Public Works – (650) 616-7065

9. No fence, retaining wall, or other permanent structure to be placed within 2'-0" from back of sidewalk. S.B.M.C. 8.08.010
10. Encroachment Permit from Engineering Department required prior to work. S.B.M.C. 8.16.010
11. Install a sanitary sewer lateral clean out at property line per City standards details SS-01.
12. Paint address number on face of curb near driveway approach. Black lettering on white background.
13. Replace all broken or raised concrete in sidewalk and driveway approach on Masson Avenue as marked. S.B.M.C. 8.12.010. Marking shall take place under Building Review.
14. Erosion control plan and storm water pollution plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform with the current NPDES requirements. S.B.M.C. 12.16.020
15. Storm water from new and existing roof down-spouts, shall be collected and drained to an underground storm water system or through an undersidewalk curb drain to the gutter per City standards detail SI-03. Chapter 11, UPC 1101.1. Fifty percent permitted to drain to landscape allowed.
16. Planting of one 36-inch box size approved tree or payment of \$540.00 each to the in-lieu replacement tree fund. S.B.M.C. 8.24.060

Fire Department – (650) 616-7096

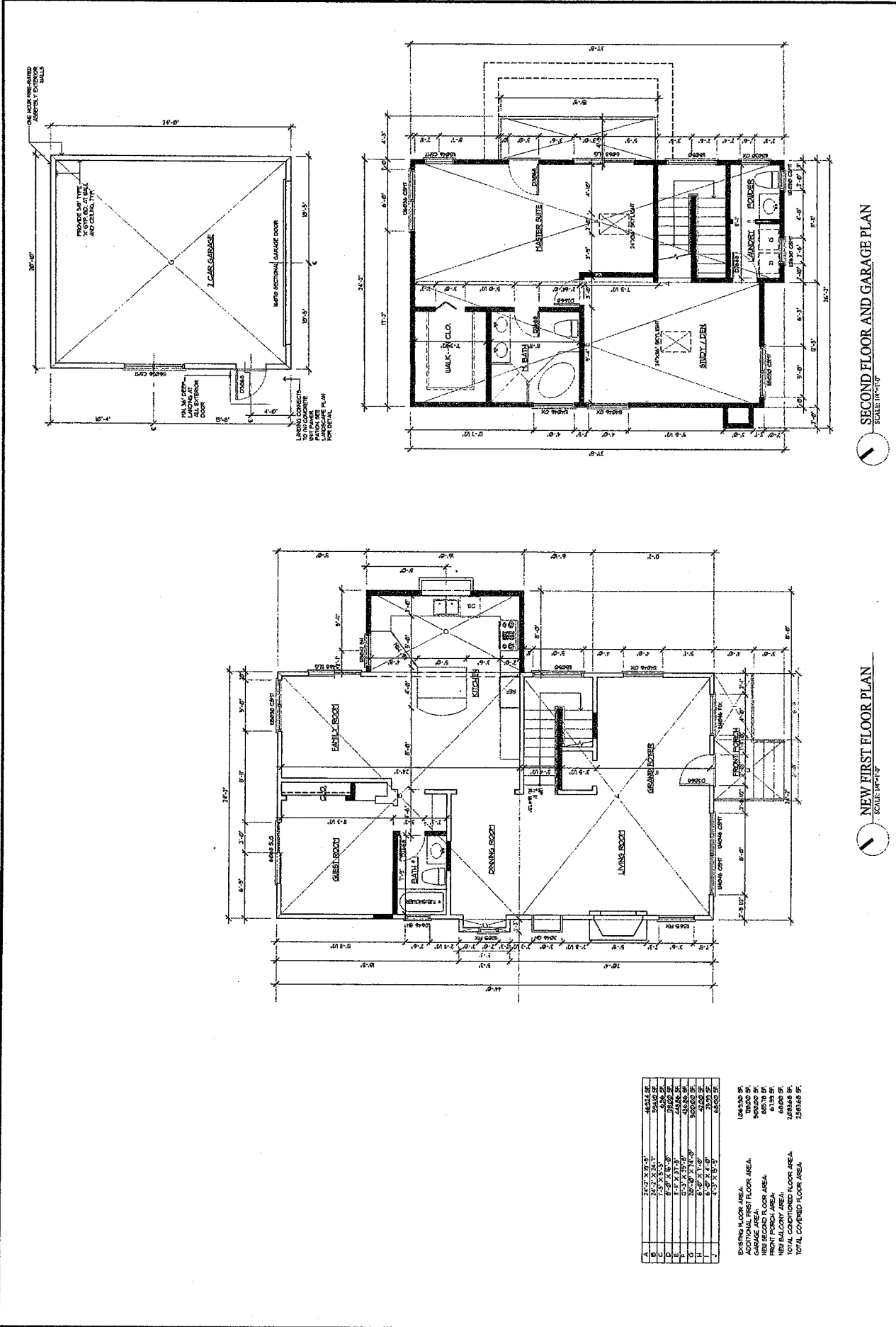
17. Address numbers must be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
18. Provide spark arrestor for chimney.
19. Provide hardwired smoke detectors with battery backup to all bedrooms and hallways.
20. The project must comply with all future Fire Department conditions, as required during the plan check review by the Building and Safety Department.

Submitted on December 11, 2006:
Tony Rozzi
Assistant Planner



304 Kains Avenue
020-123-140
UP 06-036

Exhibit A – Site Location



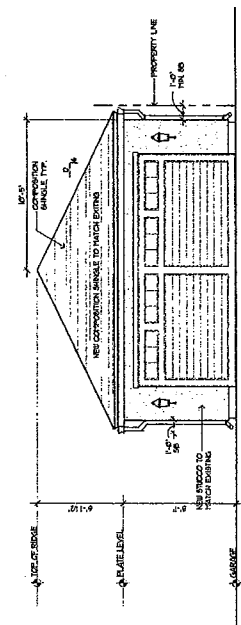
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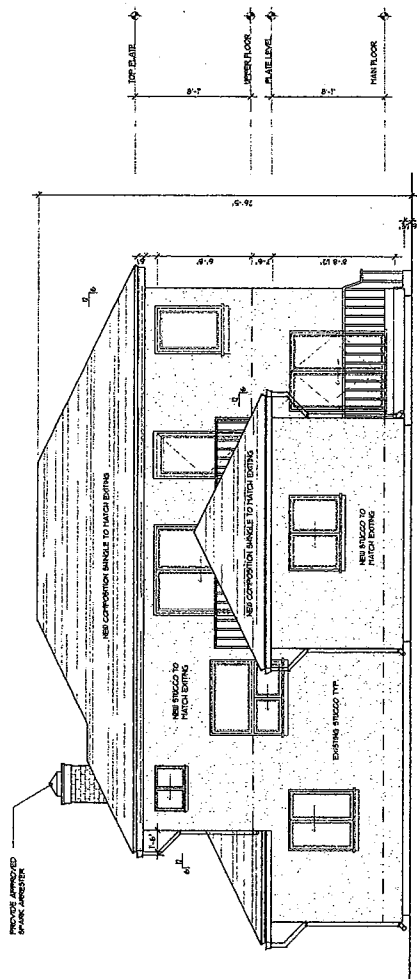
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39 W. 43rd AVENUE
SAN MATEO, CALIFORNIA 94403
TEL: (650) 345-9286
FAX: (650) 345-9287

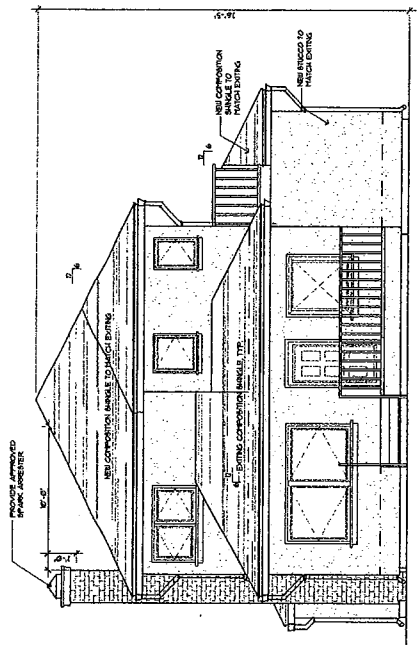
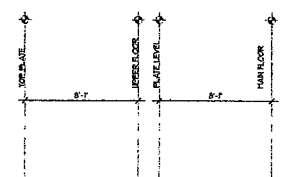
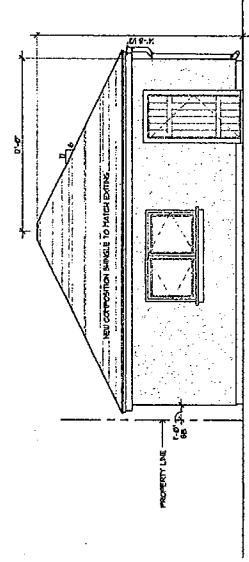
REVISION	BY	DATE



RIGHT ELEVATION
SCALE 1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/4" = 1'-0"



A.4

DATE: JULY 2006
 DRAWN BY: J.F.M.
 CHECKED BY: J.F.M.

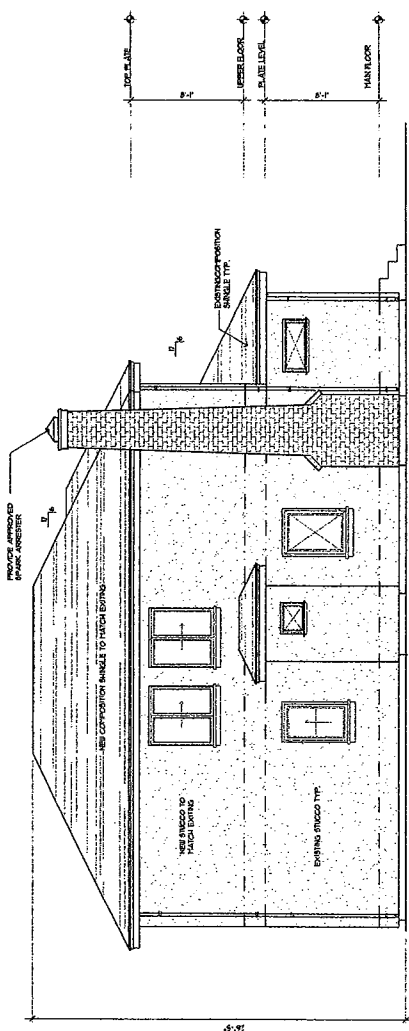
RONALD MILLER RESIDENCE
 304 KAINS AVENUE
 SAN BRUNO, CA 94066
 TEL: (650) 952-4275



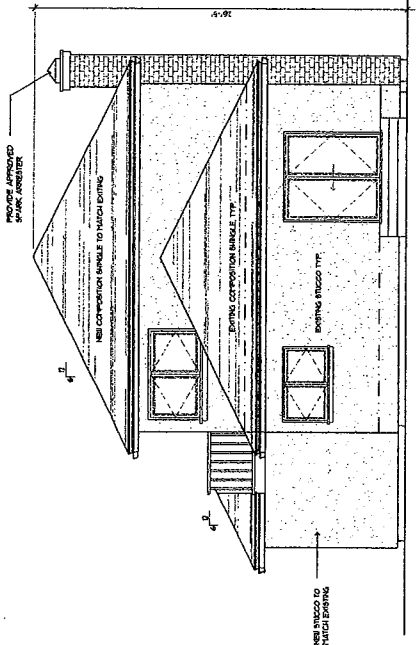
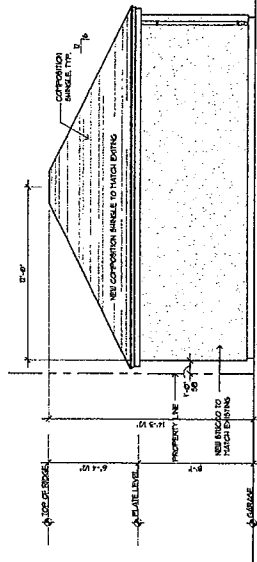
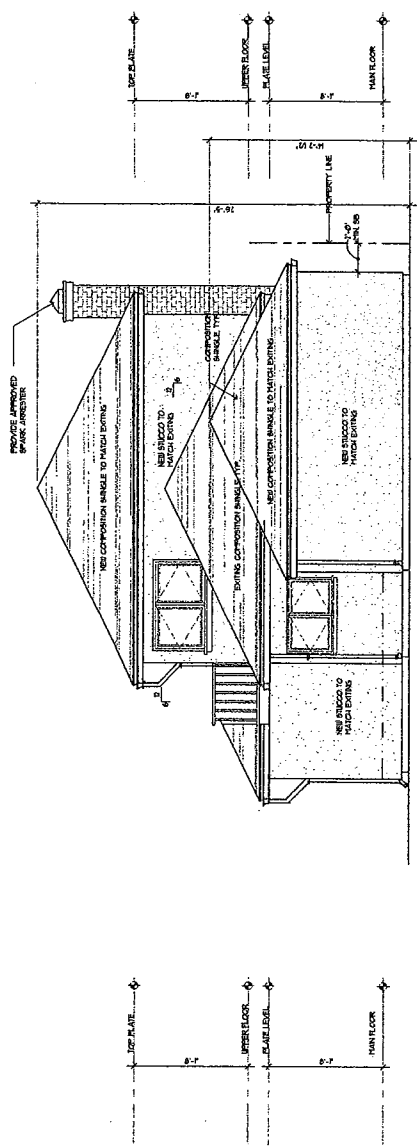
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CHU DESIGN & ENGR., INC.
 39 W. 41st AVENUE
 SAN MATEO, CALIFORNIA 94403
 TEL: (650) 345-9286
 FAX: (650) 345-9287

LEFT ELEVATION
 SCALE: 1/8"=1'-0"



REAR ELEVATION
 SCALE: 1/8"=1'-0"





567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Aaron Akin, AICP, *Interim Comm. Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice-Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E3
December 19, 2006**

PROJECT LOCATION

1. Address: 2265 Crestmoor Drive
2. Assessor's Parcel No: 019-082-100
3. Zoning District: R-1 (Single Family Residential)
4. General Plan Classification: Low Density Residential

EXHIBITS

- A: Site Location
B: Site Plan and Floor Plan provided by applicant
C: Daycare Description
D: Submitted Public Comments

REQUEST

Request for a Use Permit to allow a large family day care operation in a single-family residential zone; per Section 12.84.200 & 12.96.060.C.6 of the San Bruno Zoning Ordinance. Lucia Madlambayan (Applicant/Owner) (UP-06-035)

RECOMMENDATION

Staff recommends that the Planning Commission **approve** Use Permit 06-035 based on Findings of Fact (1-4) and Conditions of Approval (1-13).

REVIEWING AGENCIES

Community Development Department
Police Department
Fire Department

AREA DESCRIPTION

North: Crestmoor Canyon, O Zone – Open Space and Conservation
South: Whitecliff Way, R-1 Zone – Single family residences
East: Trenton Drive, R-1 Zone - Single-family residences
West: Charleston Avenue, R-1 Zone - Single-family residences

LEGAL NOTICE

1. Notices of public hearing mailed to owners of property within 300 feet on December 8, 2006.
2. Advertisement published in the *San Mateo Daily Journal*, Saturday, December 9, 2006.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: Minor Alteration to Existing Facilities.

EXISTING CONDITIONS

The subject property is located on the southern side of Crestmoor Drive and approximately halfway between Trenton Drive and Charleston Avenue. (Please refer to Exhibit A, Site Location) This is a standard size lot of 5,000 s.f. and with an existing 1,290 s.f. home. There is an attached two-car, 420 s.f. garage as well. The applicant has been operating a small daycare facility at this location for the past two months (approximately since October 2006). The Code Enforcement Division has not received a code enforcement complaint regarding this small daycare facility to date.

PROJECT DESCRIPTION & ANALYSIS

The applicant proposes to enlarge the existing family daycare facility at 2265 Crestmoor Drive to care for up to 14 children. A use permit is required for a large family daycare facility (more than eight children) in a residential zone, as well as approval by the State of California. The applicant currently operates the daycare from 7:30am to 6:00pm Monday through Friday. The hours of operation for the expanded facility will remain the same.

Regarding the daycare operation, all activities are conducted within the living room, dining room, kitchen, family room or in the backyard. Per the applicant, children will typically receive instruction in the living room and dining room areas. There will be two outdoor playtime periods, one during the 9:00 a.m. hour and again in the afternoon, between 3:30 and 4:30 p.m. Nap time will occur in the living room. There is a direct exit out of the living room area as well as the rear family room area.

Pursuant to the San Bruno Municipal Code, the Commission shall grant the use permit if it makes the following findings (required findings are in bold followed by staff's findings):

1. **The proposed facility meets the locational standards of subsection B:**

a. **Location within a residential district:**

The subject property is located within the R-1 (Single Family Residential) District, therefore this finding can be made.

b. **The proposed facility will not result in undue negative impacts upon the neighborhood vicinity. Factors to be considered shall include traffic, parking, noise and the spacing and concentration of similar facilities within the vicinity of the proposed facility. The Planning Commission may impose reasonable conditions in order to mitigate potential undue negative impacts.**

The proposed use will not significantly increase negative impacts with the conditions set forth in this staff report.

As shown on the site plan and confirmed during the site visit, the subject property is able to

accommodate two cars in the driveway and two cars in the garage. A condition has been added that the parents and guardians first park in the driveway while picking up and dropping off their children. This will ensure that the use does not significantly impact on-street parking, as well as traffic, and will also ensure the children's safety by not requiring the children to walk on the street to be picked up and dropped off. Additionally, the applicant owns the adjacent property, located at 2255 Crestmoor Drive, which also had a two-car driveway. The applicant has indicated that this driveway and the portion of street frontage in front and between the subject properties can be used for pick-up and drop-off parking. Staff cannot condition that the property at 2255 Crestmoor Drive always be used for day care facility parking since the properties function independently from each other. But the fact that the driveways can be used for parking in the short-run, or for as long as the property is owned by the applicant, is a benefit to the neighborhood's on-street parking situation.

A condition has been added that the applicant directs the parents and the guardian not to use their horn while picking up and dropping off the children to minimize any noise impact. Furthermore, a condition has been added that the outdoor use by the children be supervised to control noise. The applicant has indicated that a portion of the children's outdoor play time (3:30 – 4:30) will be located at Crestmoor Elementary School after the school has closed for the day. This should be a benefit to the immediate neighbors and mitigate some of the concerns regarding noise during the children's outdoor play period. With these conditions, the proposed use will not generate more noise than that typical of a residential use.

2. The operator of the facility will provide an area on the lot for parking or stopping of vehicles to allow children to be picked up or dropped off within thirty (30) minutes before and after the hours of the day when day care will be provided.

The driveway is able to accommodate two parked cars, where the parents and guardians are required to park while picking up and dropping off the children, therefore this finding can be made. Furthermore, there are two spaces inside the garage where the applicant and any employees can park, therefore keeping the driveway space clear. For as long as the applicant owns the property at 2255 Crestmoor Avenue, they have indicated that the parents can use that driveway as well for pick-up and drop-off parking.

3. The proposed facility complies with applicable off-street parking standards of the zoning ordinance.

The subject property contains an attached two-car garage. Since the applicant is not proposing any addition to the existing facility, the subject property conforms to the parking standards of the zoning ordinance and this finding can be made.

4. The proposed facility complies with applicable building and fire code provisions, and with the applicable building standards adopted by the State Fire Marshal.

Staff conducted a site inspection with the Fire Department, and the Fire Department staff determined that the facility is in compliance with the fire code provisions with the conditions stated in the staff report.

PUBLIC COMMENTS

Staff mailed a courtesy notice to all adjacent properties on November 9, 2006. The neighbor directly

to the rear of the subject property called staff to voice a concern about the proposed outdoor play time and how that might affect his dogs. Staff recommended that the applicant submit his comment in writing as well, as this has been attached as part of Exhibit D. A 300' notification was mailed out on December 8, 2006 and staff has not received any other comments as of this report.

RECOMMENDATION

After speaking with the applicant and conducting a site visit, staff feels comfortable with conditions of the current daycare center. Staff finds that with the conditions of the approval, the proposed use of the structure as a large day care facility will not have a significant impact on the surrounding neighborhood, and will be a safe place for children.

Based on the above analysis and Findings of Fact 1-4 below, Staff recommends approval of Use Permit 06-035 subject to conditions 1-13 below.

FINDINGS FOR APPROVAL

1. The use permit to operate a large family day care home at the house located at 2265 Crestmoor Drive is located in a residential district.
2. The use permit to operate a large family day care home at the house at 2265 Crestmoor Drive will not result in undue negative impacts upon the neighborhood vicinity in terms of traffic, parking, and noise.
3. The operator of the facility will provide a two car driveway on the lot for parking or stopping of vehicles to allow children to be picked up or dropped off within thirty (30) minutes before and after the hours of the day when day care will be provided.
4. The existing home complies with applicable off-street parking standards of the zoning code since the subject property contains an attached two car garage
5. Based on a site inspection by the Fire Department staff, with the conditions of approval, the existing home complies with applicable building and fire code provisions.

CONDITIONS FOR APPROVAL

Community Development Department - (650) 616-7074

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 06-035 shall not be valid for any purpose.
2. Applicant must obtain a business license through the Finance Department.
3. The request for a use permit for a large family day care home at 2265 Crestmoor Drive shall operate according to plans approved by the Planning Commission on December 19, 2006, labeled

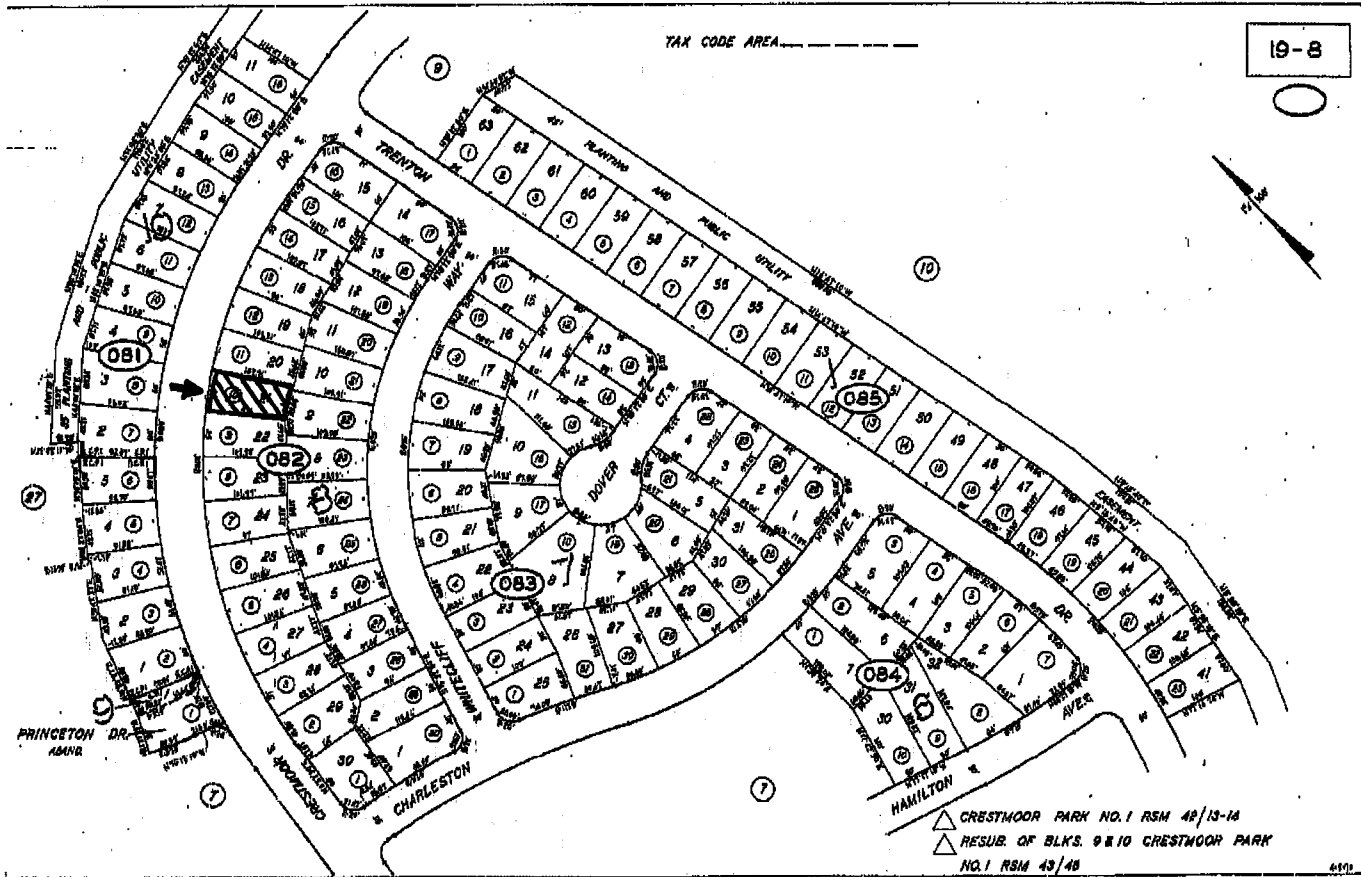
Exhibit B except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.

4. Parents and guardians dropping off and picking up children from the home shall be directed to not honk their car horn. Neighborhood noise complaints could result in this application being called back up to the Planning Commission for revocation.
5. Parents and guardians dropping off and picking up children from the home must park on the driveway when picking up and dropping off their children. In the event the driveway is not available, the parents shall use the parking area directly in front of the home.
6. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
7. Children shall be supervised when outdoors to control noise levels.
8. Children outdoors shall be supervised at all times.
9. The applicant shall obtain a license from the State of California to operate a large family day care center.
10. The number of children shall be limited to a maximum of fourteen (14) at any one time, including any of the applicant's own children.
11. Property owners must park their personal vehicles in the garage during daycare hours.

Fire Department - (650) 616-7096

12. Provide a manual pull station with a horn and strobe. Installation will require an electrical permit.
13. Approval pending final inspection by Fire Department.

Date of Preparation: December 12, 2006
Prepared by: Tony Rozzi
Assistant Planner



2265 Crestmoor Drive
019-082-100
UP 06-035

Exhibit A – Site Location

Large Family Day Care

CRESTMOR MONTESSORI CARE

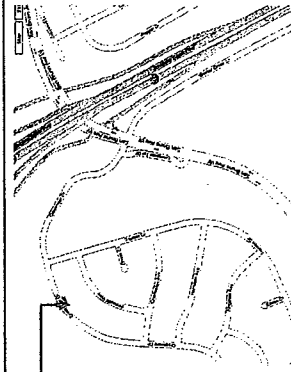
2265 Crestmoor Drive
San Bruno, California 94066

DAY CARE INFORMATION

The application for a large family day care shall be accompanied by the following:

1. A physical floor plan of the building in which the large family day care home is proposed to be located. SEE FLOOR PLAN ON LEFT SIDE OF THIS SHEET
2. A site plan. SEE SITE PLAN BELOW
3. A designation map of the week during which the large family day care home will operate. Monday / Tuesday / Wednesday / Thursday / Friday
4. A designation map of the day during which the large family day care home will operate. 7:30 am - 6:00 pm
5. A designation of the ages of the children which will be cared for: 18 months to 6 years old
6. A designation of the location of the operator and any employees of the home will park their vehicles. The large family day care services are being provided INSIDE THE GARAGE (2 CAR)
7. A designation of the portion of the premises to be used by the children for whom care will be at the home. SEE FLOOR PLAN ON LEFT SIDE OF THIS SHEET (LIVING ROOM / DINING ROOM / FAMILY ROOM / TOILET / BACKYARD)
8. A designation of the location of the pick up and drop off area: DRIVEWAY (2 CAR) AND PARKING W/ FRONT OF THE HOUSE
9. A designation of the location of the fire extinguishers: KITCHEN NEAR REFRIGERATOR
10. A designation of the location of smoke detectors: SEE FLOOR PLAN ON LEFT SIDE OF THIS SHEET

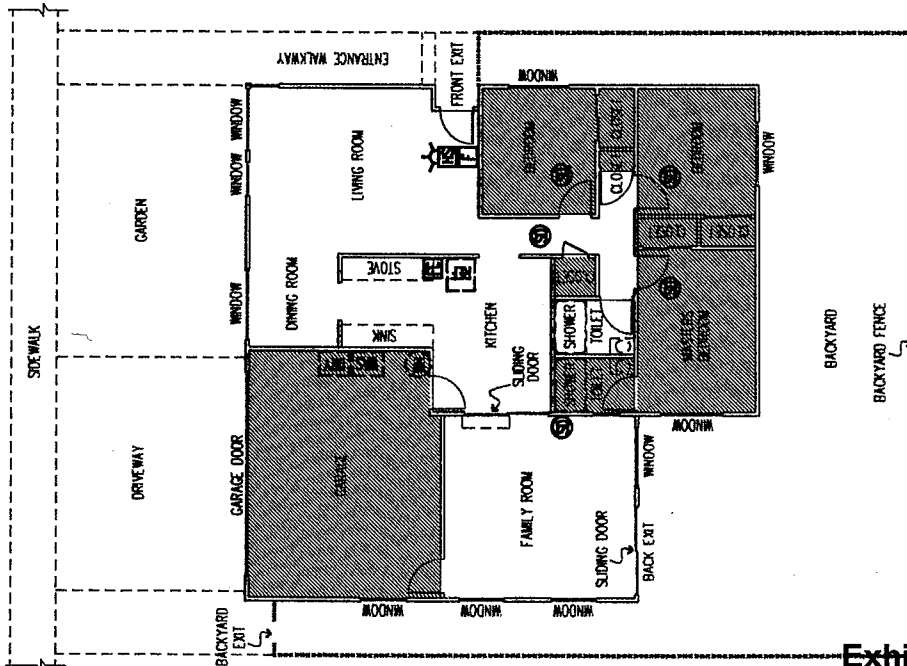
SITE PLAN



LARGE FAMILY DAY CARE LOCATION
CRESTMOR MONTESSORI CARE
2265 Crestmoor Drive
San Bruno, CA 94066

SYMBOLS & ABBREVIATIONS:

- ⊙ SMOKE DETECTOR
- ⊠ MANUAL PULL STATION
- ✱ HORN / STROBE
- ⊞ FIRE EXTINGUISHER
- ⊞ REFRIGERATOR
- ⊞ WASHER
- ⊞ DRYER
- ⊞ WATER HEATER
- ⊞ NOT PART OF DAYCARE (OWNER'S PERSONAL AREA)



Building Floor Plan

SCALE 1/8" = 1'-0"

Exhibit B – Site, Floor Plans

THIS DRAWING DATA AND EXISTING RECORDS SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE OWNER. ALL OTHER REPRODUCTIONS SHALL BE AT THE USER'S RISK.

NO.	REVISION	DATE	BY

FIRE ALARM SYSTEM LAYOUT for:
CRESTMOR MONTESSORI CARE
2265 Crestmoor Drive San Bruno, CA 94066

DATE	REVISION	BY	NOT APPLICABLE
06-24-06	DDM	1/8" = 1'-0"	
06-24-06	DDM	06-24-06	
06-24-06	DDM	06-24-06	
06-24-06	DDM	06-24-06	
06-24-06	DDM	06-24-06	

2265F DWG

CRESTMoor MONTESSORI CARE

2265 Crestmoor Drive
San Bruno, Ca.94066
Tel. No. (650) 873-5837

Dear Parents,

Thank you for inquiring about Crestmoor Montessori Care (CMC). Searching for the right care for your child is quite an important undertaking. I hope that I am able to help and serve you through this process.

This is CMC's first year of operation. Although new in existence, I have been teaching and operating a Montessori curriculum for twenty-seven years.

I would like to introduce myself to you. I am Lucia Madlambayan, Mrs. Lucille to most for the past twenty-seven years, I have been teaching toddlers, pre-schoolers, and kindergarteners. In my first seven years, I taught at Asian Montessori in the Philippines. From 1987- to the present I have been a teacher, director, and co-owner of Millbrae Montessori School. I would like to start a new venture in my life and I have chosen to operate a large family care in a Montessori set-up.

Please call for an appointment at (650) 873-5837 and ask for Mrs. Lucille or e-mail me at lucillemadlambayan@hotmail.com
Thank you for your interest and I hope to hear from you soon.

Respectfully yours,
Lucille Madlambayan

CRESTMoor MONTESSORI CARE

2265 Crestmoor Drive
San Bruno, CA. 94066
TEL. No. (650) 873-5837

SCHEDULE FOR THE DAY

7:30-8:30	Greetings, Individual playtime with manipulatives (Puzzles and constructive materials)
8:30-9:00	Story time
9:00-9:45	Outside playtime (weather permitting) Arts and Crafts
9:45- 10:15	Snack time
10:15-10:45	Circle time (Calendar, Montessori lesson)
10:45-11:45	Montessori Individualized Instruction
11:45-12:00	2 nd circle (Music)
12:00-1:00	Lunchtime
1:00-3:00	Naptime
3:00-3:30	Snack time
3:30-4:30	Outside playtime (weather permitting) Arts and Crafts, cooking
4:30-5:00	Story time, Music
5:00-6:00	Individualized instruction and playtime

CRESTMoor MONTESSORI CARE

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San Bruno, CA. 94066
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TRAFFIC GUIDELINES:

- a. usage of driveway of 2265 Crestmoor Dr. San Bruno, Ca.94066
- b. usage of front house side of the same address
- c. usage of driveway of 2255 Crestmoor Dr. San Bruno, Ca. 94066
- d. usage of front house side of the same address

My family have been residing in San Bruno since 1987. We have been living on 2255 Crestmoor Dr. until we purchased the house next to it which is 2265 Crestmoor Dr. My son who is newly married is residing in 2255 Crestmoor Dr. It is not a hardship for parent to drop-off and pick-up since they can use 2 driveways and 2 front side of the 2 houses. There are different schedules that I offer and this will lessen traffic. (pls. see attached schedule) Thank you very much.

Respectfully yours,
Lucia Madlambayan

CRESTMoor MONTESSORI CARE

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San Bruno, CA. 94066
TEL. No. (650) 873-5837

MONTESSORI CURRICULUM

Practical Life

Practical Life is divided into two; care of person and care of the environment. The care of person teaches the child to care for himself/herself. There are Montessori jobs to help and guide them to accomplish the goals of cleanliness, taking care of oneself and be independent in daily life chores. Practical Life exercises enhance the child's eye-hand coordination, fine motor skills, social graces and focus of attention.

The care of the environment teaches the child to clean after himself/herself. The child will learn order and discipline in caring of the things around him/her. It develops control of oneself, thus being aware of the other child's need around you.

Sensorial

The Sensorial areas are: the sense of touch, the sense of smell, the sense hearing, the sense of sight, the sense of taste. Maria Montessori said, "there is nothing in the mind that never passes the senses." The sense of touch makes them aware of the difference of the rough and smooth objects around them. The sense smell teaches them to distinguish the good smell from the bad, like perfume will smell good and rotten food will smell bad. The sense of hearing will make them aware of the softest sound to the loudest. The sense of sight makes them aware of the brightest to the darkest. The sense of taste makes them realize that there is sweet, bitter, sour, salty, in the different kinds of food that they can taste. The Montessori education is fully equipped in the prepared environment for the children to experience.

Mathematics

The Math area is equipped with Montessori materials that will help and teach the child to learn and recognize numbers both quantities and symbols. They will learn to recognize numbers from 0-100 with the counters, teen boards, ten boards. They will learn odd and even numbers, greater than and less than symbols. the hierarchy of numbers unit, tens, hundreds, and thousands. They will learn addition, subtraction, and fractions. All these materials are available for them to explore in the prepared environment.

Language

Maria Montessori believed that writing precedes reading in a child's language development. The children learn vocabulary through stories, songs, poems and by simple conversations. We teach the children phonetic reading. We start with sand paper letters, all of each are in lower case, teaching them the sound of every letter. If you put two or three sounds together you will form a word, thus teaching the child to read at a very early age. The children are taught handwriting skills first on a folded paper and later on a lined paper to distinguish the tall, tailed and the small letters. The children then will start with the movable alphabet, learning how to spell and form words on their own. When they put words together they will form a sentence and later will create their own journals.

Cultural Arts

Cultural Arts area are: Geography, Zoology, Botany. In geography, the children will learn the map of the world, the seven continents and the land forms that make up the earth. They will learn the universe, the solar system and the planets. They will learn day and night, the days of the week, months of year and the changing seasons. In zoology, they learn vertebrates and invertebrates. The mammals, reptiles, birds, and amphibians are introduced to them. In botany, the parts of the trees and leaves are introduced and so the different shapes of leaves. We will also learn the different habitats of plants and animals. We have experiments that we do at circle time, things that float and things that sink, we study magnets, things that attract and things that repel.

The Montessori Goals at CMC

The children in the classroom will be able to move freely to choose work at their own level and phase. They will develop self-confidence and independence and the desire to learn. They will have academic growth and sense of order, this will empower them to make their own decisions, allowing them to independently explore the world, letting them make their own decisions and providing them with self-awareness.

The school is also a place for emotional and social growth. Children will learn to respect others and be themselves in the classroom and on the playground.

I would like to provide them a safe and nurturing environment, and letting them feel at home at the same time being able to learn how to read and write.

I would like to teach them to grow independently, to have fun and to be ready academically to face challenges ahead, but most importantly is to grow to be a good person.

CRESTMoor MONTESSORI CARE

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TEL. No. (650) 873-5837

PROGRAM AND TUITION SCHEDULE

[Please circle one]

MORNING

8:00-12:00	3DAYS \$560.00	4DAYS \$580.00	5DAYS \$600.00
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FULL DAY

8:00-3:00	\$890.00	\$920.00	\$950.00
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EXTENDED CARE

7:30-6:00 P.M.	\$920.00	\$960.00	\$1,000.00
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- 2 payments: 1st of the month and the 15th of the month, please add \$5.00 to tuition.
- Weekly payments : 1st Friday of the month and every Friday of the month, please add 10.00 to tuition.
- Morning and afternoon snacks included.
- Children bring their own lunch, otherwise please make arrangement if you want all meals included.

Thank you
Crestmoor Montessori Care

From: Daniel De Biagio
To: Tony Rozzi;
CC:
Subject: 2265 crestmoor drive
Date: Wednesday, December 13, 2006 9:28:44 PM
Attachments:

Mr. Rozzi, Tony I have looked over the schedule for the day care, and that looks to be o.k. The two things that I see could be a problem, would be the drop off and pick up, even with the use of two driveways I think it can impact traffic. Crestmoor school is only about a .5 block away. My other concern is the floor plan. It is close to our home but our family room seems to be larger. I find it hard to think you can put as many as 14 children in the day care.

Daniel De Biagio
2260 whitecliff way
san bruno

WIN up to \$10,000 in cash or prizes – enter the Microsoft Office Live Sweepstakes

From: Daniel De Biagio
To: Tony Rozzi;
CC:
Subject: RE: 2265 crestmoor drive
Date: Friday, December 15, 2006 8:09:07 AM
Attachments:

Mr. Rozzi,,

Thank you for passing on my concerns and addressing some of the issues I expressed. The school district will require release and permission to use their facility because of liability. Has the applicant acquired that? Has licensing been approved?

To repeat that first hand knowledge indicates that the home seeking approval is NOT large and could not comfortably or safely handle the number of children specified. The amount of traffic on a neighborhood street throughout the day creates problems for a neighborhood that has an elementary school only 6 doors away. If the request was for a small unit such as 4 or 5 children it would be much more reasonable.

My neighbors and I appreciate the attention you will give our concerns.

Dan DeBiagio

From: "Tony Rozzi" <trozzi@ci.sanbruno.ca.us>
To: "Daniel De Biagio" <drdebiagio@hotmail.com>
Subject: RE: 2265 crestmoor drive
Date: Thu, 14 Dec 2006 10:20:29 -0800

CITY OF SAN BRUNO

COMMUNITY DEVELOPMENT DEPARTMENT



567 El Camino Real
San Bruno, CA 94066
Voice: (650) 616-7074
Fax: (650) 873-6749
<http://www.ci.sanbruno.ca.us>

STAFF

Aaron Akin, AICP, *Interim Comm. Development Director*
Mark Sullivan, AICP, *Housing and Redevelopment Manager*
Tony Rozzi, *Assistant Planner*
Lisa Costa Sanders, *Contract Planner*
Pamela Thompson, *City Attorney*

PLANNING COMMISSION

Sujendra Mishra, *Chair*
Rick Biasotti, *Vice Chair*
Kevin Chase
Mary Lou Johnson
Bob Marshall, Jr.
Perry Petersen
Joe Sammut

**PLANNING COMMISSION
STAFF REPORT
AGENDA ITEM NO. E4
December 19, 2006**

PROJECT LOCATION

1. Address: 401 San Mateo Avenue
2. Assessor's Parcel No: 020-362-210
3. Zoning District: C- General Commercial Zoning District
4. General Plan Classification: Commercial

REQUEST

Request for a Use Permit to operate auto repair service in conjunction with an existing service station per Section 12.96.110 (C 10) of the San Bruno Zoning Ordinance. Stephen Ng (owner/applicant). **UP-06-22**

RECOMMENDATION

Staff recommends that the Planning Commission **continue** Use Permit 06-22 to the January 16, 2007 Planning Commission hearing.

REQUIRED LEGAL NOTICE

1. Advertisement published in the *San Mateo Daily Journal*, Saturday, December 9, 2006.

ENVIRONMENTAL ASSESSMENT

This project is Categorically Exempt per the California Environmental Quality Act (CEQA) Guidelines Class 1, Section 15301: No Expansion to Existing Facilities.

UPDATE

The applicant has requested that this item be continued to allow additional time for staff to meet with the applicant's project manager and architect.